



TRAFFORD
COUNCIL

New Trafford Local Plan Issues Paper

Statement of Consultation

February 2021

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1. Introduction

- 1.1 This Statement of Consultation sets out how Trafford Council undertook its consultation process on the following:
- Local Plan Issues Paper (July 2018)
 - Integrated Assessment Scoping Report (July 2018)
 - Call for sites exercise
- 1.2 The consultation took place from 23 July until 14 September 2018.
- 1.3 The Issues Paper identified a range of issues that the Local Plan is likely to address and the consultation provided the opportunity to express what the scope of the Local Plan should be and the policies it should include. The Integrated Assessment (IA) Scoping Report identified the potential effects of the Local Plan which need to be considered and proposed the scope of future assessment of potential effects. The call for sites exercise asked for sites to be submitted so they could be considered as potential development sites, sites to be protected or for other purposes in the Local Plan.
- 1.4 This report explains how consultation was promoted and how information was made available for residents and other stakeholders. It summarises the issues raised by respondents and sets out the response from the Council.
- 1.5 The consultation was carried out in accordance with the requirements of Trafford Council's Statement of Community Involvement (SCI). The SCI sets out how the Council will involve the community on planning matters in Trafford, ensuring that people know when, how and for what reason they will be able to take part in plan-making.

2. Notification of the Consultation

- 2.1 In accordance with regulations, notice was given that Trafford Council is preparing a new Local Plan and consultees were invited to make representations in regard to the scope and subject of the plan (Town and Country Planning (Local) Planning (England) Regulations 2012– Regulation 18).
- 2.2 The notification of consultation was sent to all contacts on the Council's database for consultation on planning policy matters, which included people and organisations known to have an interest in Local Plan matters. A total of 273 contacts were notified of the consultation, the mode of contact comprised of 272 emails and 1 letter. The contacts on the database included local residents, community groups, landowners, developers and statutory consultees as set out under Regulation 18. All elected Members were also notified of the consultation. The email/letter text can be viewed in Appendix A.
- 2.3 The notification of consultation set out the scope of the Local Plan, where the consultation documents can be viewed and how to make representations to the consultation.
- 2.4 The consultation documents were available to be viewed on the Council's website on the Strategic Planning webpages and also hard copies were available at Trafford Town Hall, Sale Waterside offices and Trafford libraries.
- 2.5 Representations to the consultation could be made by:

- an online survey accessed via a link from www.trafford.gov.uk/local-plan-consultations;
- emailing localplan.consultation@trafford.gov.uk;
- post to Strategic Planning and Growth Team, Trafford Town Hall, Talbot Road, Manchester, M32 0TH.

2.6 Separate comment forms for the Issues paper, IA Scoping Report and call for sites exercise were made available on the Council's website to be completed and submitted as a representation to the consultation.

3. Publicity

3.1 As well as publicity through notifying the consultation database and updates on the Strategic Planning webpages, the consultation was also publicised with the following:

- A press release titled 'Council invites residents to help create a Local Plan for Trafford' was issued on 25 July 2018. The press release was sent to the following publications: Place North West, Manchester Evening News, Insider, Messenger and Altrincham Today. A copy of the press release is included in Appendix B.
- Posts on the Trafford Council Twitter page providing a link to the Strategic Planning webpage with information on the consultation. Screen shots of the Twitter posts are included in Appendix C.
- An email was sent to the Partnerships team's consultation database on 27 July 2018. This database is made up of a large range of community groups across the Borough. The email sent is included in Appendix D.

4. Issues raised on the Local Plan Issues Paper

4.1 A total of 49 representations were received on the Issues Paper during the consultation period.

4.2 Table 1 starting on page 4 provides a summary of the main issues raised in representations on the Issues Paper and a response by the Council as to how it is considered the issues raised have been addressed by the draft Local Plan.

5. Issues raised on the Integrated Assessment

5.1 The Trafford Local Plan Integrated Assessment (IA) Scoping Report was subject to Public Consultation alongside the Local Plan Issues Paper. The Draft IA Scoping Report identifies the type, nature and extent of potential effects that need to be considered in the preparation of the Trafford Local Plan and proposes the scope for future assessment stages of an IA of the Local Plan.

5.2 There were 13 representations received to the consultation. Representations were received from the statutory consultees Natural England, Historic England and the Environment Agency, along with several other stakeholders.

5.3 A separate [IA Consultation Statement](#) sets out the representations that were received, Trafford Council's response and the amendments that are proposed in preparation of a final IA Scoping Report. This document is available from the link above and on the Strategic Planning Consultations webpage on the Trafford Council website.

6. Sites submitted through the Local Plan Issues Paper Call for Sites

- 6.1 A total of 68 sites were submitted through the Local Plan Issues Paper Call for Sites during the consultation period.
- 6.2 Table 2 starting on page 188 provides a schedule of sites submitted through the Issues Paper Call for Sites and whether the specific site has been allocated in the Local Plan and relevant Council comments.

7. The Greater Manchester Spatial Framework

- 7.1 The Regulation 18 Draft Trafford Local Plan Issues Paper was prepared in the context of a sub-regional plan, the Greater Manchester Spatial Framework (GMSF), reflecting its spatial strategy and strategic policy framework. The GMSF 2020 established a range of thematic policies as well as a number of strategic allocations and Green Belt boundary amendments.
- 7.2 Following the decision of Stockport Council in December 2020 to not approve the GMSF 2020 for Regulation 19 consultation or submission, the GMSF is no longer being progressed in its current form. The intention is to prepare an alternative sub-regional plan for the remaining Greater Manchester districts which will ultimately sit alongside the Trafford Local Plan as part of the overall Development Plan.
- 7.3 Within the Draft Trafford Local Plan (February 2021) references to the GMSF 2020 have been retained to illustrate the strategic framework that a sub-regional strategic plan may set and to give an indication of the anticipated growth in Trafford within a Greater Manchester context.
- 7.4 The Regulation 18 Draft Trafford Local Plan (February 2021) is published for consultation to ensure that progress can be made on preparing a new Local Plan for Trafford, allowing the Council to share the draft proposals with Trafford's residents and businesses. It is acknowledged that further alterations to the strategic context of the plan may need to be made prior to a final draft plan being prepared.

Table 1: Summary of Consultation responses to the Local Plan Issues Paper and Council response to them.

1. Do you agree with the scope and contents of the Local Plan?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	001	Scope on page 9 aligns with the NPPF objectives at Para 20. The Local Plan should provide a positive vision and look ahead at least 15 years. The Local Plan should seek to rectify under-supply of housing in the borough.	The plan period is to 2037. Draft Local Plan housing policies ensure that an adequate amount and range of housing sites are made available.
277	Altrincham Neighbourhood Business Plan	002	Require clarity on if the Local Plan will supersede or replace neighbourhood plans.	Altrincham Neighbourhood Plan will remain a statutory document in the determination of planning applications, within the Neighbourhood Plan area, once the Local Plan has been adopted. However, the Local Plan can adopt policies that supersede certain policies of the Neighbourhood Plan.
321	Barratt Homes	001	Need to clarify relationship between local plan and GMSF policies and allocations.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	001	No, comprehensive list of topics expected from a local council but concern raised over being influenced by Capita who have inevitable conflicts of interest. Trafford Council is being submerged in to Greater Manchester and is not retaining its distinct identity.	The draft Local Plan has developed policy that reflects the distinct characteristics of Trafford and addresses locally specific issues.
283	Derwent Estates Ltd	001	Yes. Important to ensure spatial priorities and DM policies reflect ambitions and how best they can be realised.	The draft Local Plan reflects ambitions for Trafford and addresses how they can be best realised.
145	Friends of Carrington Moss	001	Should reference the development of sustainable communities including how genuine consultation will be undertaken. Should cover how the Green Belt will be preserved, changes only being made when other avenues exhausted. Should reference ensuring equality across borough, tackling homelessness and poverty. Emphasise importance of traffic free links, out of town parking, improved public transport to decrease road use and pollution.	The draft Local Plan as a whole will deliver sustainable development. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan. The draft Local Plan supports development that tackles deprivation across the Borough including inequality, homelessness and poverty. Draft Transport policy supports development that improves sustainable transport modes including active travel and public transport.

1. Do you agree with the scope and contents of the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
344	Galliford Try Partnership and Trafford Housing Trust	001	Support the need for and justification for Local Plan, needs to be set in new context for Greater Manchester but should not defer to it entirely when setting housing and employment targets when revised draft has not been published. Up to date plan led system is needed to deliver allocations and meet local need. Local Plan needs to be consistent with GMSF. Council must retain role as decision taker across the Borough and use the Local Plan to facilitate it.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
344	Galliford Try Partnership and Trafford Housing Trust	004	Local Plan must be coherent with GMSF but has to meet the Borough's needs. Not providing housing at a level shown in housing need evidence will undermine Local Plan and GMSF. Local Plan should as a minimum meet the development and infrastructure needs shown in GMSF.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
344	Galliford Try Partnership and Trafford Housing Trust	006	Generally agree. Caution needed on how the extent of development required is defined. Local Plan must plan positively and effectively for local need to be found sound. Agree with the strategy for bringing forward land at a sufficient rate to address OAN. Council should specify a housing trajectory for delivery and set how it will be monitored, measures that can be put in place for missed targets and the identifying safeguarded sites.	Policies in the Local Plan positively support development that meets local need. The delivery of housing land in Trafford will be set out in the Strategic Housing Land Availability Assessment. The safeguarded land policy from the Core Strategy will be shown for information on the draft Local Plan proposals map until such a time that the GMSF / future sub-regional plan reviews the existing safeguarded land in Trafford.

1. Do you agree with the scope and contents of the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	001	Yes	Noted
289	Harlex Property	001	Yes. However key priority must be delivery of homes and work places to meet identified need. Be clear on CIL and if it will remain, be reviewed or rescinded.	The draft Local Plan identifies land to meet its housing and employment requirements.
291	HIMOR (Carrington) Ltd	001	<p>Local Plans are key to delivering sustainable development that reflects the vision of local community. Local plans should be consistent with NPPF and set out clear policies for development. Scope and contents broadly appropriate but more consideration needed on interaction between GMSF and Local Plan. Local Plan should mirror plan period of GMSF.</p> <p>Unclear which strategic policies / allocations will be in emerging GMSF and what the role of the Local Plan is. Clarity needed on the scope and content of Local Plan, should be considered a Part 2 to the GMSF strategic approach. Without the GMSF the Local Plan should revise the Green Belt boundary to meet housing and employment needs.</p>	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The GMSF 2020 proposed revisions to the Green Belt boundary.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
292	Historic England	001	Local Plan will be expected to include description, identification and assessment of historic environment. Evidence base should include heritage information. Need to demonstrate how historic environment will be conserved and enhanced and how presumption in favour of sustainable development be applied locally, ensuring site allocations will assist with it.	Policy includes an assessment of the historic environment and supports the conservation and enhancement of the historic environment ensuring site allocations will assist with it.
156	Home Builders Federation	001	Considered appropriate and reference to bring sufficient land forward at a rate to address need is welcomed.	Support noted.
239	Mr Jeremy Williams	001	No. The Local Plan should be independent to the GMSF, which promotes views not compatible with those of GM and Trafford residents.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
298	Maloneview (Sale) Limited	001	Support the scope and context of the Local Plan, with the specific focus of delivering the homes needed within the Borough and complementary retail, leisure and other commercial development. Additionally, the promotion of a presumption in favour of sustainable development running through the Local Plan which is consistent with the NPPF.	Support noted.
77	Mr Mike Shields	001	Ok but need to amend reference to updated NPPF.	The draft Local Plan reflects up to date national planning policy including the NPPF.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
237	Mrs Carolyn Williams	002	Support statement that the Local Plan will include policies that signpost to the Waste and Minerals Plans.	Support noted. A policy on waste and a policy on minerals has been developed that both reference the Greater Manchester waste and minerals plans.
350	Mr Jeremy French	002	Concerned with over reliance on GMSF relating to housing provision and GB release. GB allocations should be considered by the Council. Need to be consistent with GMSF, Issues Paper is clear it will set housing and employment requirements and GB boundaries. As GMSF has not been published the emerging Local Plan should not seek comments in relation to housing and GB release. Notable absence in Issues Paper re small scale land release to meet local housing need outside of GMSF.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
350	Mr Jeremy French	004	Generally supportive of scope, content and approach to bringing land forward in plan period. Should be guided by housing need and the need to identify and allocate sufficient land.	Support noted. The draft Local Plan, alongside the proposals in the GMSF 2020, allocates sufficient land for Trafford to meet the housing requirement identified in the GMSF 2020.
301	My Flixton Neighbourhood Planning Group	001	Broadly support. Community safety issues need to be addressed within scope and expectations of future development, relating to design features, local management strategies.	Crime and safety are addressed through a draft design policy.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
302	National Trust	001	Large sites in multiple ownership should be master planned through allocations process to give a cohesive approach. Ensuring appropriate infrastructure is in place.	Draft policies ensure that appropriate infrastructure is in place for any new development including larger sites.
303	P&D Northern Steels Ltd Executive Pension Fund	001	Unclear in certain areas, e.g. will Green Belt boundary changes be addressed by Local Plan or GMSF. Agree there should be a presumption of sustainable development through the plan.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
307	Peel Holdings (Land and Property) Limited	002	The Local Plan will need to be consistent with the provisions of the revised NPPF (July 2018). Support that the Local Plan will address the strategic priorities of the Borough. The Core Strategy has generally been effective in setting out the strategic priorities through identifying strategic objectives relation to various matters including housing needs.	Support noted.
263	Redrow Homes Ltd	001	Yes as set out on page 9, address Borough's strategic priorities and aligns with NPPF. Proposed plan period should be clarified and cover a minimum of 15 undergoing regular review.	The plan period is to 2037. The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
349	Royal London Asset Management	001	Yes. Should provide a positive vision for the future with a presumption in favour of sustainable development. Inclusion of an IA is appropriate.	A drat Vision is included in the draft Local Plan

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	001	Health and Wellbeing needs to be a key thread running through Local Plan. Scope and contents should include key theme of Health and Well-being, should reflect new national and sub regional strategies and use current sport related evidence base to inform policies.	The draft Local Plan includes a policy on Health and Wellbeing and is a key theme through the plan covered in the draft vision and strategic objectives.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	001	NPPF allows Local Plans to review Green Belt boundaries (para 136). The Trafford Local Plan should consider appropriate Green Belt sites for release or the scope would be restricted in contravention of NPPF. Restricting scope would be detrimental to opportunities for Trafford. The GMSF will identify larger sites, Local Plan must review all land availability or face a gap in supply.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
67	Transport for Greater Manchester	001	Yes.	Noted
281	The Church Commissioners for England	001	Yes.	Noted
316	Theatres Trust	001	Yes, in particular that the scope has referenced the Borough's cultural infrastructure.	Noted
317	Warburton Parish Council	001	Yes	Noted

2. Should any assumptions be made for development beyond the end of the plan period in line with the emerging GMSF?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	002	Yes, it should be in line with GMSF. Should allocate land beyond plan period to increase competition and add flexibility. Include a buffer for growth for housing and employment to be flexible to rapid change.	Some draft Local Plan allocations are expected to deliver beyond plan period.
321	Barratt Homes	013	Large scale GMSF allocations - evidence on lead in times (Litchfields 2016) and potential for slippage means they won't deliver in plan period.	The GMSF 2020 allocations were informed by viability and masterplanning work.
314	Mr Cedric Knipe	001	Yes.	Noted
283	Derwent Estates Ltd	002	Plan for at least 15 years post adoption - 2036 at least. Should have regard of GMSF in strategy and trajectory of development land in borough.	The plan period is to be up to 2037 and is in conformity with the GMSF in relation to strategy and trajectory of development land.
145	Friends of Carrington Moss	002	Plan period for GMSF should have been stated in question. Some policies should not be determined by GMSF. Local Plan may struggle to make reasonable assumptions beyond plan period when there are changes to population statistics and other evidence.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. Policy areas not covered by the GMSF 2020 are covered by the Local Plan.
344	Galliford Try Partnership and Trafford Housing Trust	005	Concern that the Council will not submit Local Plan until the GMSF has been independently examined, preparation of the Local Plan should not be deferred.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	002	No.	Noted
289	Harlex Property	002	Identify and allocate sites for beyond plan period. Delivery pipeline to meet demand if delays elsewhere.	Some draft Local Plan allocations are expected to deliver beyond plan period.
291	HIMOR (Carrington) Ltd	002	Yes in relation to Green Belt / Safeguarded land / strategic sites and infrastructure delivery. Will allow for greater flexibility and allow for delivery and phasing.	Some draft Local Plan allocations are expected to deliver beyond plan period. The safeguarded land policy from the Core Strategy will be shown for information on the draft Local Plan proposals map until such a time that the GMSF / future sub-regional plan reviews the existing safeguarded land in Trafford.
239	Mr Jeremy Williams	002	No. Trafford should disengage with the GMSF.	Noted.
350	Mr Jeremy French	003	If GMSF timescales continue to slip it is unclear what implication on Local Plan will be. There is identified need for Green Belt release now at local level to meet housing need.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.

2. Should any assumptions be made for development beyond the end of the plan period in line with the emerging GMSF?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
302	National Trust	002	Logical for Local Plan to follow strategic context of GMSF.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
303	P&D Northern Steels Ltd Executive Persion Fund	002	Local Plan must fully align with GMSF as both part of Development Plan. Local Plan should be flexible and allow for development beyond plan period as GMSF allocations likely to deliver post 2035.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. Local Plan allocations are expected to deliver beyond plan period.
263	Redrow Homes Ltd	002	Yes should be in line with GMSF. Set aside land for future development beyond plan period to allow for flexibility and competition. Include a buffer for growth for housing and employment to be flexible to rapid change.	Some draft Local Plan allocations are expected to deliver beyond plan period.
349	Royal London Asset Management	002	Local Plan should fully align with GMSF, be flexible and allow for development beyond plan period as GMSF will. Assumptions beyond plan period should be consistent with TfGM Transport Strategy 2040 policies and assumptions.	Some draft Local Plan allocations are expected to deliver beyond plan period.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	002	Plan for growth in line with GMSF period and beyond.	Some draft Local Plan allocations are expected to deliver beyond plan period.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
67	Transport for Greater Manchester	002	Yes.	Some draft Local Plan allocations are expected to deliver beyond plan period.
281	The Church Commissioners for England	002	Should align with GMSF, acknowledge degree of flexibility to allow for unforeseen circumstances in plan period and beyond on case by case basis.	Some draft Local Plan allocations are expected to deliver beyond plan period.
317	Warburton Parish Council	002	No - should not make assumptions for 15 years when it will be re-visited. A new consultation period should be entered.	Some draft Local Plan allocations are expected to deliver beyond plan period.

3. How can we ensure a "presumption in favour of sustainable development" runs through the plan?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	003	Align with the NPPF by planning positively, being aspirational and deliverable. Allocate genuinely deliverable housing sites to address under supply, future need and demand.	The draft Local Plan allocates land for housing to meet need.
18	Altrincham Neighbourhood Business Plan - Design Panel	006	Sustainable Development Scorecard thescorecard.org.uk - assesses development contribution to pillars of sustainable development as defined by NPPF.	Noted. The draft Local Plan addresses sustainable development as defined by the NPPF.

3. How can we ensure a "presumption in favour of sustainable development" runs through the plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	002	Sustainable Development doesn't mean anything. What is being hoped to be sustained?	Sustainable development is defined in the NPPF as meeting the needs of the present without compromising the ability of future generation to meet their own needs.
283	Derwent Estates Ltd	003	Spatial priorities and DM policies must be robustly evidence based to encourage sustainable development and give it full weight.	The draft Local Plan is based on a strong evidence base and aims to achieve sustainable development in line with the NPPF.
145	Friends of Carrington Moss	003	Definition of Sustainable Development provided. Policies should preserve natural resources in Trafford for the benefit of future generations. Need to make the most of brownfield sites. Policies needed which focus residential development on specific need for Trafford. Homes needed for young people and families. Suggested policy themes in Green Belt section that would support presumption in favour of sustainable development running through the plan.	Draft Local Plan policy on the natural environment requires developers to protect natural environment assets. Draft Local Plan policy supports new housing that makes as much use as possible of brownfield land. Policies seeks to support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places. Presumption in favour of sustainable development runs through the plan in line with NPPF.
344	Galliford Try Partnership and Trafford Housing Trust	008	The Council should consider the inclusion of an overarching policy re the presumption of sustainable development and reflect updated NPPF para 11.	An overarching policy on the presumption of sustainable development is included.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	003	Critically assess council partners/suppliers. Ensure Green Party are actively engaged. Avoid the presumption that the car is kind. Take a lead role in delivering alternatives to the car.	Council partners/suppliers is outside the scope of the Local Plan. All contacts on the consultation database and all councillors will be engaged in the consultation. Transport policy supports development that encourages and improves sustainable modes of transport.
289	Harlex Property	003	Policy support for sites to come forward.	Noted.
291	HIMOR (Carrington) Ltd	003	NPPF Sustainable development definition should be "enshrined" throughout Local Plan. NPPF definition is quoted.	Presumption in favour of sustainable development runs through the plan in line with NPPF.
239	Mr Jeremy Williams	003	Sustainable Development should be based on objectively assessed needs which are not evident in the consultation. The IA does not present objectively assessed need information.	Objectively assessed needs have informed the draft Local Plan policies.
298	Maloneview (Sale) Limited	002	Focus on delivery of development within the most accessible locations such as Town Centres that are already well established to accommodate the expected housing and economic growth. The NPPF (para 8) provides three overarching objectives for achieving sustainable development.	Draft Local Plan transport policies prioritise the location of development within the most sustainable locations accessible by a range of transport modes. Town centre policy supports residential development within town centres and also offices which are counted as a town centre use.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
301	My Flixton Neighbourhood Planning Group	002	Plans must prioritise local community concerns and issues as greatest priority in order to be sustainable, not national or developer objectives.	Local issues identified by the evidence base have been addressed through draft Local Plan policies.
302	National Trust	003	Effective policy planning covering all aspects of sustainable development, Council taking a lead in master planning not letting the market dictate delivery.	Presumption in favour of sustainable development runs through the plan in line with NPPF.
303	P&D Northern Steels Ltd Executive Pension Fund	003	Welcomes the Local Plan approach to Sustainable Development. Detailed policies should consider linked elements to presumption is throughout Local Plan in policies and RJ.	Presumption in favour of sustainable development runs through the plan in line with NPPF.
310	Mr Pete Abel	001	Positively reflect the presumption in favour of Sustainable Development as set out in the UK Strategy "Securing the future". When no relevant policy background take in to account sustainable development then local considerations that indicate restricting development. Adopt a sequential approach for identifying sites for development, brownfield first.	Presumption in favour of sustainable development runs through the plan in line with NPPF. Policy supports new housing that makes as much use as possible of brownfield land.
263	Redrow Homes Ltd	003	Plan positively, be aspirational and deliverable to align with NPPF and meet planning objectives (NPPF para 8).	Presumption in favour of sustainable development runs through the plan in line with NPPF.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	003	Welcomes consideration of sustainable development as defined in NPPF. Policies must give elements full consideration to ensure presumption runs throughout policies and RJs.	Presumption in favour of sustainable development I runs through the plan in line with NPPF.
28	Sport England	003	Embed Health and wellbeing and opportunities for physical activity into relevant policy as per para 11 of NPPF. Essential to have up to date sport and physical activity evidence base to determine needs and how they can be integrated in to new developments. Use Playing Pitch Strategy to determine when and how to meet future demand. Sport England have tools and guidance to help prepare other strategies.	Draft Local Plan policies support development that encourages active travel, limit over concentration of uses that would adversely impact health, create safe places to play, improves accessible open space and improve health and wellbeing through the design of new development. An up to date evidence base on sport and physical activity has been used including the Playing Pitch Strategy to develop policy.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	003	Positively prepared in line with evidence base based on three strands of sustainable development. Site submission is detailed in terms of sustainable development definition.	Presumption in favour of sustainable development runs through the plan in line with NPPF.
281	The Church Commissioners for England	003	Identify sufficient development to meet future and current need, with supporting infrastructure.	Sufficient development land has been identified to meet housing and employment requirements set out in the GMSF 2020. Development that would increase demand on infrastructure will be subject to appropriate planning obligations being put in place to improve provision.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
317	Warburton Parish Council	003	Use PDL in sustainable locations - brownfield first. Focus key employment areas, prioritise district centres, ensure sufficient infrastructure, preserve green belt and green spaces.	Policy supports new housing that makes as much use as possible of brownfield land. Sites are allocated for employment development. Retail policy designates centres that support town centre uses. Planning obligations will be required to improve infrastructure where necessary. There are policies in the Local Plan protecting Green Belt and green spaces from development.

4. Do you agree that the Local Plan should have its own spatial vision?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	004	Yes.	A vision has been be set out describing the aspirations for Trafford by 2037.

4. Do you agree that the Local Plan should have its own spatial vision?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	003	What is the difference between Local Plan Vision on Trafford Vision 2031? Need one consistent vision to avoid conflicting guidance.	The draft Local Plan Vision sets out how levels and types of development will be accommodated in the most sustainable way. Trafford Vision 2031 is much broader and sets out what kind of place Trafford will be encompassing all different aspects. The Local Plan has regard to Vision 2031.
314	Mr Cedric Knipe	002	Yes.	A draft Local Plan vision has been set out describing the aspirations for Trafford by 2037.
280	Dr Charlotte Starkey	003	Yes. Trafford has individual and historic distinct districts that should not form part of anonymous GM.	A draft vision has been set out describing the aspirations for Trafford by 2037. The vision shall be in line with the GMSF 2020 but is locally distinct to Trafford.
283	Derwent Estates Ltd	004	Important to have clear ambition and spatial vision, alarming vision is from Trafford 2031 which will be completed part way through plan period. More appropriate for Spatial Vision to align with or extend beyond plan period.	A draft vision has been set out describing the aspirations for Trafford by 2037, in line with the plan period.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	004	Important to recognise distinct places in Trafford. Important to recognise all 10 GM authorities have unique identity. GMSF will make most of GM brownfield sites reducing impact on GB setting out how to accommodate growth sustainably. Trafford must understand if the GMSF vision meets Trafford's needs or if additional policies are required to secure the Borough's future vision.	A draft vision has been set out describing the aspirations for Trafford by 2037. The vision is in line with the GMSF 2020 but is locally distinct to Trafford.
344	Galliford Try Partnership and Trafford Housing Trust	009	Essential the vision includes provision for meeting development needs.	The draft vision supports economic and housing growth in well-connected locations
344	Galliford Try Partnership and Trafford Housing Trust	011	Key issue is polarisation between affluent and deprived. Local Plan should include an aim to tackle deprivation and drive regeneration. The need to tackle regeneration areas (similar to current policy re 'priority regeneration areas') and overcome deficiencies in physical and community infrastructure should be expressed within the Vision.	Inclusive society and growth is included in the draft Local Plan strategic objectives.
287	Gladman Developments Ltd	001	Support the Local Plan having its own spatial vision and objectives. Will need to align with GMSF and be Trafford specific. Needs to be sufficiently ambitious and growth orientated.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	004	Yes. Consistent within the Greater Manchester Vision i.e. complementary not contradictory.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.
352	HEREF Trafford Park Property Unit Trust (Harbert)	001	Support the council having its own spatial vision within the emerging Local Plan. Agrees that the vision "will need to be complementary to the Vision of the GMSF in making Trafford part of a world class city region".	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.
289	Harlex Property	004	Yes but some spatial priorities should be given more focus than others.	The draft vision sets out spatial priorities but does not give more focus to some than others.
291	HIMOR (Carrington) Ltd	004	Any separate vision should reflect that of the GMSF and should extend to 2035.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.
156	Home Builders Federation	002	Yes but it should be complementary to Vision 2031 and the GMSF vision.	Vision 2031 has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision. The Local Plan vision is in line with the GMSF 2020 but is locally distinctive to Trafford.

4. Do you agree that the Local Plan should have its own spatial vision?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	004	Yes but not influenced by GMSF, HS2 or MAG	The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. The draft vision does not specifically reference HS2 or MAG
196	Manchester United Football Club	001	Support the council having its own spatial vision within the emerging Local Plan. Agrees that the vision "will need to be complementary to the Vision of the GMSF in making Trafford part of a world class city region". Support the seven overarching interventions identified in achieving Trafford Vision 2031, particularly "Trafford - The place for active people and for all to benefit from our growing sporting, leisure and cultural assets".	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.
77	Mr Mike Shields	002	No comments.	Noted
350	Mr Jeremy French	005	Plan needs its own Spatial Vision referencing development needs with reference to delivering housing throughout the Borough. Reference plan period in Vision which should be 15 years from adoption.	The vision shall support that economic and housing growth is in well-connected locations and that development will be within the urban area.
302	National Trust	004	Yes.	Support noted

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
303	P&D Northern Steels Ltd Executive Persion Fund	004	Essential for the Local Plan to have a Spatial Vision that aligns with the GMSF. Updated Vision 2031 should interpret the GMSF vision and feed in to the Local Plan. Agree the Local Plan vision should provide spatial expression of Vision 2031 and complement the GMSF and confirm the plan period of 2035 to align with it.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. Vision 2031 has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision.
305	P. J. Thompson	023	Visions can be dangerously messianic and hinder those who do not prescribe to it.	A vision has been set out describing the aspirations for Trafford by 2037.
307	Peel Holdings (Land and Property) Limited	003	Support the principles behind Trafford Vision 2031. Bullet point 4 following para 4.3 - 'identify' should be corrected to 'identity'.	Vision 2031 has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision. Correction noted.
263	Redrow Homes Ltd	004	Yes. Local Plan should have a positive vision for a minimum of 15 years.	A vision has been set out describing the aspirations for Trafford by 2037.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	004	Strongly supports GMSF Vision, Local Plan requires a Spatial Vision that aligns with it. It should be the spatial expression of Vision 2031 and complementary to GMSF. Local Plan Vision should be set following next version of GMSF and should confirm plan period.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. Vision 2031 has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision. Plan period has been referenced in the vision.
28	Sport England	004	Yes. The Playing Pitch Strategy highlighted the Borough's diverse characteristics and health and well being inequalities.	The Playing Pitch Strategy forms part of the evidence base informing the development of the Local Plan.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mount park	004	It should include appropriate Green Belt sites to meet Trafford 2031 objectives. Issues Paper aim to "accelerate housing and economic growth" will not be met with a restricted spatial vision that ignores the need for Green Belt release.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
67	Transport for Greater Manchester	003	Yes.	Support noted
281	The Church Commissioners for England	004	Yes and should align with the GMSF vision.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
316	Theatres Trust	002	Yes.	Support noted
317	Warburton Parish Council	004	Yes but no need to accelerate housing growth.	The vision supports housing growth in well-connected locations in line with need

5. What do you consider are the key spatial priorities which should be included in a Local Plan?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	005	Accelerate new housing delivery to address shortage and affordability issues. Create more balance through mix and choice of homes including high quality and private rent in north of borough.	Policies seek to support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
321	Barratt Homes	006	Vision should reflect 2031 and GMSF vision. Local Plan objective should be to make GM a global city-region. Housing and economic objectives should be fully aligned and reflective of Trafford Vision 2031, Trafford Economic and Housing Growth Framework 2016 and Trafford Housing Strategy 2018-2023.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
314	Mr Cedric Knipe	003	Clear land allocations avoiding Green Belt release.	The draft vision supports economic and housing growth in well-connected locations. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
280	Dr Charlotte Starkey	004	Restoration of peat bogs to combat climate change, control urban sprawl, reduce carbon emissions, prioritise public transport, minimise light pollution and only build in existing built-up areas.	The draft vision includes resilience to climate change and supports car free travel. The draft vision I also supports economic and housing growth in well-located locations within the urban area. GMSF allocations for new homes and employment will be referenced.
283	Derwent Estates Ltd	005	Aspiration to "accelerate housing and economic growth" but not indication of where growth priorities will be focussed. Vision should capture key priorities of where growth might occur.	The draft vision supports economic and housing growth in well-located locations within the urban area, predominately in the north east and town centres.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	005	Recognising distinct places should be a key principle in planning policies. GMSF does not recognise different and distinct cultures in local communities. Should enable Borough to become a Centre for Digital Transformation -. Requires infrastructure and key links between education and businesses. Key to retain competitiveness and enable future growth. Change wording to "strong and fully engaged communities", "Accelerate the right housing..." and "Optimising digital technology to improve lives and productivity and enable the creation of a virtual Centre for Digital Transformation".	The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. The draft vision supports attractive, well designed sustainable communities and support residents having the types of homes that they want. Equal access to services for all is included in the draft vision.
344	Galliford Try Partnership and Trafford Housing Trust	010	Local Plan should extend to at least 15 years from adoption. It is misleading that the Local Plan vision be named 2031 which is 13 years from now.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. Vision 2031 was not part of the Local Plan and has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision.
348	Mr Graham Fawcett	005	Infrastructure for pedestrians. Cycle and car movement in the Borough. Parking. Provision of local services to match demographics of Trafford.	The draft vision supports a sustainable transport network that encourages car free travel. The vision also supports sustainable communities and accessible town centres. Equal access to services for all has been included in the vision.

5. What do you consider are the key spatial priorities which should be included in a Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
289	Harlex Property	005	Key priority to accelerate housing and economic growth to meet identified need.	The draft vision supports economic and housing growth in well-connected locations and residents having the type of homes that they want.
291	HIMOR (Carrington) Ltd	005	The Local Plan vision does not need a strategic perspective, as that is covered by the GMSF, it should provide a local perspective only. Local Plan vision must reflect the GMSF key principles regarding matters such as Western Gateway.	A draft vision has been set out describing the aspirations for Trafford by 2037. The draft vision is in line with the GMSF 2020 but is locally distinct to Trafford. The draft vision makes reference to the GMSF 2020 allocations relevant to Trafford bringing new homes and employment opportunities.
156	Home Builders Federation	003	Vision should ensure appropriate number and range of homes provided with clear, logical and sustainable strategy for the spatial distribution of development.	The draft vision supports residents having the types of homes that they want with housing growth in well connected-locations within the urban area and well designed, sustainable communities.
239	Mr Jeremy Williams	005	To preserve Green Belt, Natural Environment and habitats explicitly.	The draft Local Plan pays regard to national policy in terms of Green Belt policy. The draft vision shall support a flourishing natural environment.
301	My Flixton Neighbourhood Planning Group	003	Broadly support. Welcome building and sustaining strong communities. Local Plan should set measurable objectives on how to engage positively and openly with local communities.	Engagement with local communities is set out by the Statement of Community Involvement.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
302	National Trust	005	Vision 2031 lack environmental dimension, not aspirational for natural and built environment, landscapes or climate change. Alternative vision suggested.	Vision 2031 was not part of the Local Plan and has been superseded by The Corporate Plan, which has been regarded to in the development of the Local Plan vision.
116	Natural England	001	Vision should address impacts and opportunities for the natural environment with an emphasis on designated environmental assets. Take a strategic approach and aim for net gain in biodiversity considering opportunities for enhancement and connectivity. Link to local action plans and strategies (listed) as relevant. Development Strategy should avoid areas of high environmental value. Evidence in SA and HRA should justify site selection, avoid designated sites and consider effects of development on them (direct and indirect).	The draft vision supports a flourishing natural environment. The integrated assessment considers the natural environment in assessment of Local Plan policy including allocations.
303	P&D Northern Steels Ltd Executive Pension Fund	005	Spatial priorities should relate to GMSF strategic locations as well as the need to have balanced communities in Trafford, meeting local needs and local affordable housing.	The draft vision does not specify GMSF 2020 strategic locations The draft vision supports residents having the types of homes that they want.

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
305	P. J. Thompson	024	Detailed comments re vision and objectives submitted.	The draft vision seeks to protect areas as well as supporting new development. Changing culture is not be specifically referenced. The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
263	Redrow Homes Ltd	005	Accelerate housing delivery to address affordability issues. Create balance through better housing mix and wider choice. High quality housing needed in Partington to achieve expansion and regeneration.	The draft vision supports residents having the types of housing they want and support housing growth.
349	Royal London Asset Management	005	Key spatial priorities should relate to GMSF strategic locations. Need greater clarity on "Place Plans" and how they will relate to GMSF spatial priorities. Need to be clear the relationship between Local Plan and Neighbourhood Plans and how they are compatible.	The draft vision includes reference to the GMSF 2020 allocations at New Carrington and Timperley Wedge stating they will bring new homes and jobs. The relationship between the Local Plan and neighbourhood plans is clarified in the Local Plan.
28	Sport England	005	Supports proposed vision but also would like to see element that helps the inactive become active.	The draft vision supports active travel and Trafford being healthy place.

5. What do you consider are the key spatial priorities which should be included in a Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	005	Priorities should include modern, well-connected sites to allow for modern premises that attract key investors and operators. Employment evidence base identifies strong demand for well-connected logistics sites to accommodate large sheds on key routes. Site submitted detailed on how it can address this. Spatial priorities should focus on deprived areas that require support. Trafford Employment Land Study (2013) recognises that supply is focussed in Trafford Park and Carrington and would benefit from a greater spread. Need for flexible supply covering sites in attractive locations and in those under-performing.	The draft vision supports economic growth in well-connected locations and supports Trafford being a prime location for attracting businesses. Any submitted sites have been dealt through the Call for Sites process. The draft vision supports an inclusive society and economy. There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan.
67	Transport for Greater Manchester	004	Ensure efficient use of land by promoting high density development in sustainable locations reducing the need to travel by car.	The draft vision supports housing growth in well-connected locations, well designed, sustainable communities and also a sustainable transport network that encourages active and car free travel.
281	The Church Commissioners for England	005	Accelerate housing and economic growth. Strong communities.	The draft vision supports economic and housing growth and will also supports attractive, well designed, sustainable communities.
316	Theatres Trust	003	That promotion and protection of the Borough's cultural facilities is included within the Vision and spatial priorities.	Cultural attractions are included in the vision

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
313	United Utilities Water Limited	001	Overarching interventions should include a response to climate change in the context of large parts of the Borough being in critical drainage area and its Level 2 Hybrid SFRA. Wording suggested as "Responsive to climate change and exemplary sustainable drainage".	The draft vision includes reference to Trafford being resilient and well-adapted to the effects of climate change.
317	Warburton Parish Council	005	Maintain and protect Green Belt and green spaces. Use PDL and brownfield for housing. Avoid gap filling and joining of rural villages.	The draft vision states that development established by the Local Plan will be within the urban area. The draft vision states that the built and natural environment will flourish, making the most of Trafford's assets including parks and countryside. The natural environment and countryside are also referenced.

6. Does the diagram (page 16 of the Issues Paper) provide a good representation of Trafford?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	006	Yes but Old Trafford growth area should include Civic Quarter.	The Civic Quarter is an Area of Focus within the Place of Old Trafford
280	Dr Charlotte Starkey	005	No. Carrington should not be identified as a growth area. It is a badly degraded and contaminated peat bog. Growth will destroy the last remaining moss land in the Borough which can control carbon emissions. Moss land is formally in Green Belt definition from 1945. Spatial profile should recognise opportunity to remediate degraded moss land, location for an expert study and regeneration. Diagram suggests Trafford is under pressure from other GM authorities to accommodate their growth.	The GMSF 2020 allocation at New Carrington for thousands of new homes and also employment land has been recognised as an Area of Focus in the draft Local Plan. The draft Local Plan is in line with the GMSF 2020.
283	Derwent Estates Ltd	006	Important to provide Key Diagram at larger scale with inserts. Civic Quarter Masterplan should be identified as a growth area.	The Key Diagram in the Local Plan will be made as legible as possible.
145	Friends of Carrington Moss	006	Ashton on Mersey should be a district centre; Carrington should be an employment area; mention all parks that are key landmarks in neighbourhood, not just Longford; Carrington Moss should be shows as important peatland, woodland. Shows existing Green Belt which should be protected and preserved.	Ashton on Mersey is not large enough to be included as a district centre. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. The currently adopted Green Belt has been presented on the Key Diagram, this will be updated should the Green Belt boundary be changed as part of a future sub-regional plan.

6. Does the diagram (page 16 of the Issues Paper) provide a good representation of Trafford?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
344	Galliford Try Partnership and Trafford Housing Trust	012	Agrees with identification of Carrington and Partington Growth Areas. Important to identify these areas as regeneration priorities and the spatial diagram should reflect that. Important to show key opportunities and constraints including barriers to movement, infrastructure proposals etc. It should include schematic representation of key issues.	New Carrington covers parts of both Carrington and Partington. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan.
348	Mr Graham Fawcett	006	Yes. Unsure why consulted on the diagram. Questioning is there not an existing defined boundary to be respected.	The draft Local Plan policies are applied to the boundary of Trafford.
352	HEREF Trafford Park Property Unit Trust (Harbert)	002	Requests area around Wharfside identified as a growth area in the emerging Local Plan, in line with GMSF and emerging Local Plan vision.	Wharfside is identified as an Area of Focus in the draft Local Plan.
289	Harlex Property	006	Reflection of current policy position. Diagram must be updated to reflect GMSF strategic growth as plan progresses.	The key diagram for the draft Local Plan is in line with the GMSF 2020.
292	Historic England	003	Need a proper description and assessment of Borough's historic environment and its contribution to the area. Identify different places, their character, identity and contribution they make to all aspects of life.	Description and assessment of the Borough's historic environment is included within the Historic Environment section of the draft Local Plan.
239	Mr Jeremy Williams	006	Only schematically. Manchester Airport shown as planned growth in Timperley Wedge which does not exist so is not accurate.	Timperley Wedge is identified as an Area of Focus to deliver new homes and employment land in line with the GMSF 2020 allocation at Timperley Wedge.

6. Does the diagram (page 16 of the Issues Paper) provide a good representation of Trafford?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
196	Manchester United Football Club	002	Requests area around Old Trafford and Wharfside identified as a growth area in the emerging Local Plan, in line with NPPF, GMSF and emerging Local Plan vision which recognises the role sports venues can play in contributing towards building a strong economy.	Wharfside is identified as an Area of Focus in the draft Local Plan, which includes the Manchester United football stadium. The adjacent Civic Quarter is identified as an Area of Focus.
350	Mr Jeremy French	006	Generally supportive but need to show opportunities and constraints.	Relevant opportunities and constraints will be shown
301	My Flixton Neighbourhood Planning Group	004	Reasonable representation. Some details that represent unique identities of locations are not represented.	The diagram is not designed to be an exhaustive representation of all the details of all locations but it is a general spatial overview.
302	National Trust	006	Yes, welcome recognition of Dunham Massey.	Dunham Massey is included in the key diagram.
303	P&D Northern Steels Ltd Executive Pension Fund	006	It does not take account of NPPF requirements on DtC with neighbouring authorities. Diagram should show the Green Belt boundary to the south and its impact on neighbouring authorities and how their character impacts the spatial profile of Trafford.	The key diagram is not designed to be an exhaustive representation of all details.
305	P. J. Thompson	010	HS2 station shown far away from Airport - implies plan to develop open space at Timperley Wedge. Should be at existing airport station to allow interchange.	The location of the HS2 Manchester Airport station is represented in the draft Local Plan's key diagram.

6. Does the diagram (page 16 of the Issues Paper) provide a good representation of Trafford?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
307	Peel Holdings (Land and Property) Limited	004	<p>Diagram amended to show: 'The Quays' as a Strategic Location / Growth Area overlapping both Trafford and Salford LA boundaries. An important location for new economic, leisure and residential development of regional and national significance.</p> <p>The Western Gateway Infrastructure Scheme ('WGIS') across the Salford City Gateway. This is a key infrastructure scheme that will deliver improvements to the capacity of the surrounding highway network that is needed to accommodate further growth in the area. Trafford Centre should be identified as 'TraffordCity' which is a mixed used Strategic Location and fill the former 'Trafford Centre rectangle' area.</p>	<p>Wharfside is an Area of Focus in the draft Local Plan, which includes the area at The Quays. Western Gateway Infrastructure Scheme is included within policy and on the Policies Map. The Trafford Centre Rectangle is identified as an Area of Focus in the draft Local Plan.</p>
263	Redrow Homes Ltd	006	<p>Broadly yes. Support Carrington / Partington as a growth area. Partington should be a District Centre.</p>	<p>New Carrington covers parts of both Carrington and Partington. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. Partington is identified in the draft Local Plan as a local centre as, in line with national policy, it is not large enough to be considered a District Centre.</p>

6. Does the diagram (page 16 of the Issues Paper) provide a good representation of Trafford?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	006	Proposed Metrolink western loop extension from HS2 Airport station is absent. Proposed roads not identified but HS2 is. All proposed future infrastructure should be illustrated. Manchester Airport "growth area" should better reflect the GMSF "Airport Gateway" Strategic Location. Should better reflect GMSF AG2 and AG3. Names used in Spatial Profile should follow those used in GMSF. GI inclusion is supported, particularly at Davenport Green. RLAM as land owner can provide enhanced areas of GI through allocation in GMSF.	Manchester Airport station and a acknowledgement of new infrastructure in that area is included on the Key Diagram and GMSF 2020 allocation Timperley Wedge is recognised as an Area of Focus in the draft Local Plan. Support re GI noted.
28	Sport England	006	Yes.	Support noted
281	The Church Commissioners for England	006	Diagram does not identify all key areas, Bowdon is absent.	The diagram is not designed to be exhaustive but provides a spatial overview of the borough. Bowdon is included within Altrincham.
317	Warburton Parish Council	006	Yes	Support noted.

7. Should the Local Plan identify different distinct “Places” to those in the Core Strategy?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	007	"Places" should be flexible, there are blurred boundaries, Stretford Masterplan covers part of Old Trafford.	Noted. Draft place policies are considered to be applied flexibly to boundaries.
314	Mr Cedric Knipe	004	Yes.	Support noted.
280	Dr Charlotte Starkey	006	Yes named green belt, heritage, histories landscapes, town centres and villages for protection; brownfield sites for future development and area boundaries should be clarified. Need a larger more detailed map. Need a Rights of Way map. Individual and historic locations are ignored and over taken by GM monster.	Green Belt, heritage, historic landscape, town centres, rural areas brownfield land are all issues that are addressed by policies in the Local Plan. A Policies map is part of the draft Local Plan. Rights of Ways are part of the evidence base for the draft Local Plan. The key diagram is not designed to be an exhaustive representation of all the details of all locations but it is a general spatial overview.
145	Friends of Carrington Moss	007	Should have provided links to the Core Strategy "places". Important elements from the Core Strategy that should be reinforced - long submission of policies etc. from Core Strategy has been submitted.	The Core Strategy is available on the Strategic Planning section of the Council website. The Local Plan will replace the Core Strategy and has been developed according to current national planning policy and current evidence base.

7. Should the Local Plan identify different distinct “Places” to those in the Core Strategy?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	007	As appropriate. Not as a goal, more as a means to be delivering whatever vision is decided on. Should not re-visit every vision, goal, plan policy for the sake of it. The Council should be updating plans, not starting afresh.	The Local Plan when adopted will form part of the development plan for Trafford. The draft Local Plan has been developed according to current national planning policy and evidence base.
289	Harlex Property	007	Fully align with GMSF Strategic Growth and strategic allocations reflected in future versions.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
291	HIMOR (Carrington) Ltd	006	The Key Diagram should fully reflect the GMSF strategic policies and direction including the Western Gateway, Green Belt review and New Carrington allocation.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The currently adopted Green Belt has been presented on the Key Diagram, this will be updated at such a time that the Green Belt boundary is changed as part of a future sub-regional plan. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan.
295	intu Properties PLC	001	Support recognition of the Trafford Centre as a place. It has unique characteristics and provides valuable assets to the economy. It is a distinct area to Trafford Park, correctly allows for differences between the areas to be recognised.	The Trafford Centre Rectangle is included as an Area of Focus in the draft Local Plan with specific policies relating to it.

7. Should the Local Plan identify different distinct “Places” to those in the Core Strategy?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	007	Yes.	Noted
298	Maloneview (Sale) Limited	003	Support the recognition of Sale as a district place within the plan shown on page 16. Town Centres are accessible locations that should be focus and promotion of development to achieve sustainable development. Important to identify key places to ensure that development is directed appropriately. These should be focus for site-specific allocations. Town centres should continue to be the focus for retail and leisure development.	Sale is identified as a distinct Place in the draft Local Plan. All of Trafford’s town centres are identified as Areas of Focus in the draft Local Plan. Draft Local Plan policy supports retail and leisure development in town centres.
301	My Flixton Neighbourhood Planning Group	005	Need to show Flixton - a mixed use and historic area reflected in Conservation Area status. Aspirations to create Neighbourhood Plan for Flixton. Highlights its need to be shown on map as is an active community.	Flixton is included in the draft place policies for Urmston. The diagram is not designed to be an exhaustive representation of all the details of all locations but it is a general spatial overview.
302	National Trust	007	Supports plan built on place and local distinctiveness.	Different areas of the Borough are defined as distinct Places, each with its own policy reflecting local issues and local character.
263	Redrow Homes Ltd	007	No. the Local Plan should not differ to those in the Core Strategy.	The Local Plan identifies some different Places to the Core Strategy to better reflect where future development shall be focused.

7. Should the Local Plan identify different distinct “Places” to those in the Core Strategy?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	007	"places" should also include "Local Centres" as they are identified in GMSF and important to achieving Sustainable Development. Definitions required in Glossary to make clear the extent of uses appropriate in District and Local Centres in Local Plan.	Local Centres are too small to be defined as Places. Draft Local Plan Town centre and retail policies identify local centres for retail and local services for the community.
281	The Church Commissioners for England	007	Welcome suggestion to identify distinct "places" which assess spatial profile and identify future development and growth requirements.	Support noted.
317	Warburton Parish Council	007	Yes. Important that rural communities do not lose their identities.	Rural Communities are identified as a Place in the draft Local Plan with policies to reflect relevant issues.

8. Do you think the key issues identified and how the Local Plan could address the key issues in relation to economy is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	007	No. Sustainable Growth is meaningless and lacks specific detail. Plan does not address loss of industry and the role of engineering and science in addressing climate change. Opportunity area of Carrington for climate change reduction, remediation and restoration. This would be a huge economic driver for the Borough, restore a tourist attraction, being global investment and create job exports. Potential to capture 1 million tonnes of carbon in the moss if fully restored.	The Local Plan will deliver sustainable growth in line with national policy. The Plan will address loss of industry and support engineering and science solutions to addressing climate change. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. The draft Carrington and Partington Place policy supports development that reduces contributions towards greenhouse gases and mitigates against the effects of climate change.
283	Derwent Estates Ltd	007	Lacks mention of Employment Land Review and Main Town Centre uses - both should be mentioned and cross referenced to other parts of Local plan where uses are considered in more detail.	There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan. Draft Local Plan Town Centres and retail policies addresses main town centre uses, specifically supporting the location of them in town centres.

8. Do you think the key issues identified and how the Local Plan could address the key issues in relation to economy is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	008	Employment uses should be focussed in allocated employment land. Previous employment uses could accommodate residential uses. Essential to plan for growth in digital sector - investment in high speed connectivity and developing the right skills in education. Working from Home and in shared spaces should be considered when allocation employment land.	There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan. The Local Plan allocate sites to support employment development in specific locations and to protect this land for employment uses. Policy supports the growth of the digital sector and digital infrastructure that could facilitate working from home.
287	Gladman Developments Ltd	002	Support the key issues in relation to the economy.	Support noted
348	Mr Graham Fawcett	008	Yes.	Support noted
291	HIMOR (Carrington) Ltd	007	Local Plan should focus on local delivery and allocation of non-strategic sites. Key issues have been identified.	The draft Local Plan allocates a range of sites to support employment development - including at New Carrington. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the draft Local Plan.

8. Do you think the key issues identified and how the Local Plan could address the key issues in relation to economy is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	008	No. GMSF is outside the scope of the Local Plan, reference to it setting employment land targets should be removed. Current wording to "allocate high quality and attractive sites..." etc. allows for any site to be allocated without reasoned justification other than someone's consideration at the time. Suitable, high quality sites should be identified at this stage of consultation. The Council setting criteria and allocating sites in addition to strategic allocations places the entire borough at the "mercy of planners and development". No account taken of pressure from GMSF, which should not be influencing Trafford.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The draft Local Plan sits within the context of the GMSF 2020 employment land requirements. Sites have allocated according to a range of factors to ensure sustainable development.
303	P&D Northern Steels Ltd Executive Persion Fund	007	Supports the need for a clear economic vision and strategy that positively encourages sustainable economic growth, positively preparing policies that are aspirational and realistically deliverable in line with NPPF para 16. Agree policies should support and deliver growth set in GMSF.	Support noted. The amount of employment land planned for is in accordance with the GMSF 2020.
349	Royal London Asset Management	008	Support the need for clear economic vision and strategy that encourages sustainable growth in accordance with NPPF para 16. Policies should plan to deliver growth set in GMSF.	Support noted. The amount of employment land planned for is in accordance with the GMSF 2020.
28	Sport England	007	Broadly yes.	Support noted.

8. Do you think the key issues identified and how the Local Plan could address the key issues in relation to economy is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	006	Key issues are appropriate but choice of how to address them does not have scope. Targets for employment land, phasing in line with GMSF and restricting Green Belt release will restrict Trafford's growth potential. GMSF requirement far less than that of Trafford's Core Strategy which covered shorter timescale. GMSF is far less ambitious than Trafford, leaving gap in employment land supply. GMSF saw 11% of Trafford's Green Belt would need to be allocated to support a vibrant economy. GMSF recognised brownfield sources are not sufficient. Delivery underway on Carrington and Pomona. Ambition set in recent policy should be reflected in Local Plan (Core Strategy and Trafford Economic and Housing Growth Framework policies listed). Additional employment land will be required and set out in GMSF, excluding Green Belt from Local Plan will not create comprehensive picture of borough land availability. Detail provided on site submitted.	Support noted. The amount of employment land planned for is in accordance with the GMSF 2020.
281	The Church Commissioners for England	008	Supported.	Support noted.
317	Warburton Parish Council	008	Yes	Support noted.

8. Do you think the key issues identified and how the Local Plan could address the key issues in relation to economy is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
343	BizSpace Ltd	001	<p>Supported. Any assessment for existing and potential employment land should include a thorough review of site availability and suitability, in the context of other land requirements, in particular, for housing. Sites which lie within substantial established industrial areas, should continue to be afforded land use policy protection for employment (Class B) uses. Policies seeking to protect employment sites for Class B employment uses should allow for flexibility, particularly in terms of use of floorspace, by recognising that economic development can include non Class B uses, including Class D1, D2 retail and sui generis. Policies that propose to protect employment land for employment use need to be sufficiently flexible to accommodate needs not anticipated and to enable a rapid response to changes in economic circumstances. Policies must allow for alternative uses of sites where, there is no demand for the employment floorspace or the use of the land for employment becomes unviable.</p>	<p>There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan. If a site is assessed as being no longer suitable to be continued for employment use, the site may be assessed to be suitable for another use such as housing. There are now new use classes for employment that are broader, which policy reflects. The loss of an employment use and a non-employment use within areas protected for employment will need to be justified in line with NPPF</p>

9. Are there any other key issues relating to economy you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	004	Need to promote office use in Altrincham Town Centre to aid sustainability. Too many office to resi conversions cause daytime activity decline and non sustainable uses.	Office use is supported within town centres as a main town centre use.
321	Barratt Homes	008	Key issue is how conditions are created to make GM a global city region, provide right employment sites in right locations. Address links between housing and employment. Failing to provide enough homes forces people out and inhibits growth, reduced pool of labour combined with ageing population. Local Plan needs to attract most economically and skilled workers to support future growth, do not rely on resident population being "upskilled". Amend key issue to reflect need to attract skilled workers (wording provided) and the Trafford Housing and Economic Framework 2016.	Noted.
321	Barratt Homes	010	Key issue must be to boost supply of high quality family housing in desirable and aspirational locations.	Housing policy sets out that the proposed mix of dwelling size, type and tenure should contribute to meeting the housing needs of the Borough as set out in the Trafford Housing Strategy and the Trafford Housing Needs Assessment.
314	Mr Cedric Knipe	005	Retail in light of online usage.	This is considered an issue for retail but is not directly within the scope of the Local Plan

9. Are there any other key issues relating to economy you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	008	Introduce alternatives to the car. Issues don't refer to industrial base for green fuel options. No sense of importance of regenerating industry. Gentrification of town centres based on food industry is farcical.	Transport policy supports alternative modes to the car such as public transport and active travel. Economic policy supports sustainable economic development including industrial.
283	Derwent Estates Ltd	008	Review of existing employment land is missing - test if land is to be retained and/or given policy protection. NPPF states that land should be retained for a given purpose and delivered in plan period. Review will provide evidence base to meet employment land needs, inform plan led aspirations or identify potentially more suitable land uses. Main town centre uses contribute to economic growth and should be included in this section.	There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan. If a site is assessed as being no longer suitable to continued employment use, the site has been assessed for another use such as housing. Main town centre uses are included in policy on retail and town centres.
145	Friends of Carrington Moss	009	Agriculture, food production and horse riding are not mentioned as key to the local economy. Potential for solar energy production. All require appropriate land and space to function.	Noted. Climate change policy supports solar energy development in appropriate locations.
344	Galliford Try Partnership and Trafford Housing Trust	014	Targets for delivery and phasing should not be restricted to needs set by GMSF. Suitable existing employment sites should be retained where their continued use is possible. Important the Local plan identifies land to come forward for previously allocated uses and seeks promotion for alternative uses where allocated use is no longer suitable (NPPF para 120).	The amount of employment land planned for is in accordance with the GMSF 2020. There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan. If a site is assessed as being no longer suitable to continued employment use, the site may be assessed to be suitable for another use such as housing.

9. Are there any other key issues relating to economy you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
287	Gladman Developments Ltd	003	Any policies relating to the protection of the countryside should provide sufficient flexibility to support proposals for economic development where they make a contribution towards sustainable development.	Proposals for development in countryside will be considered in line with NPPF
348	Mr Graham Fawcett	009	The Council should be more active in the setting of business rates.	Business rates are not within the scope of the Local Plan.
291	HIMOR (Carrington) Ltd	008	Comments on the role of Greater Manchester and Northern Powerhouse submitted. Growth of I+W constrained by lack of high quality accommodation and lack of large, developable site in suitable locations. Smaller scale new sites could be identified through the Local Plan focussing on existing employment sites and not Green Belt. The difference between GMSF and local allocations needs to be clarified. Support for New Carrington allocation provided.	The Local Plan allocates employment sites for industry and warehousing within the existing urban area. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
295	intu Properties PLC	002	Recognition of traditional employment uses in terms of economic growth, attracting investment and access to jobs and skills. Retail and leisure should be recognised as generators of employment. Role of the Trafford Centre and non-traditional employment should be recognised and land allocated accordingly.	Different sectors and the roles they play in employment are recognised. The Local Plan allocates town and local centres which are the focus for retail and leisure uses. Employment allocations are for offices and industry and warehousing in line with existing evidence base. As more evidence emerges on different types of employment potential allocations required for them this will be addressed as the Local Plan progresses.

9. Are there any other key issues relating to economy you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	009	Re-use employment land, home working, improving skills, automation, reduce manufacturing footprint, supply chains, energy efficiency, self-sufficiency.	The Local Plan supports: redevelopment of previously developed land, improved digital connectivity for home working and energy efficiency in new development.
298	Maloneview (Sale) Limited	004	Recognise the importance of economic growth generated through the promotion of investment within Town Centres. This can provide impetus for further investment and economic and social regeneration.	Retail and Town Centre Policy supports the promotion of investment within town centres to increase their vitality and viability.
77	Mr Mike Shields	003	Altrincham Town Centre Forum should request specific consultation on allocations in the Town Centre, requiring change to the Neighbourhood Plan.	Altrincham Town Centre Forum shall receive consultations on all stages of the Local Plan.
303	P&D Northern Steels Ltd Executive Pension Fund	008	Economic conditions vary over a plan's lifetime. Local Plan should be flexible to accommodate needs not anticipated in the future. Comment contains list of issues the Local Plan does not consider which could impact in future - see rep.	The draft Local Plan identifies existing well performing employment sites that the Council will seek to protect and enhance. The draft Local Plan has been prepared on existing evidence, as any future evidence emerges different sites may be allocated. The loss of an employment use in locations specified in the draft Local Plan will need to be justified and evidenced.
349	Royal London Asset Management	009	In line with NPPF para 81, policies should be flexible to accommodate changing needs, allow for flexible working practices and rapid response to changing circumstances.	The draft Local Plan identifies existing well performing employment sites that the Council will seek to protect and enhance. The draft Local Plan has been prepared on existing evidence, as any future evidence emerges different sites may be allocated. The loss of an employment use in locations specified in the draft Local Plan will need to be justified and evidenced.

9. Are there any other key issues relating to economy you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	008	Plan should recognise the economic value of sports clubs - evidence supplied. Workplaces should provide opportunity to engage in physical activity through the day. Active Design principles should be used to create opportunities for Active Travel and physical activity.	Sport facilities are protected and supported by policy. Whether workplaces provide opportunity to engage in physical activity is outside the scope of the Local Plan. The Local Plan supports development that provides opportunities for active travel and physical activity.
317	Warburton Parish Council	009	Need to mention agricultural economy within the Local Plan.	The Local Plan includes a policy on Agriculture

10. Is there any other key evidence relating to economy you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
321	Barratt Homes	007	Trafford Economic and Housing Growth Framework 2016 - key role Trafford plays in city region economy.	The Trafford Economic and Housing Growth Framework 2016 has been considered as part of the evidence base to inform the Local Plan.
321	Barratt Homes	009	Trafford Housing and Economic Framework 2016 para 1.7 for evidence re skills gaps.	The Trafford Economic and Housing Growth Framework 2016 has been considered as part of the evidence base to inform the Local Plan.
280	Dr Charlotte Starkey	009	Cut car parking fees in town centres and take focus away from supermarkets to reduce over reliance on them as they will likely collapse.	Car parking fees is outside of the scope of the Local Plan. Supermarkets are considered as A1 retail in the Local Plan and the development of supermarkets will be supported within designated centres as set but national planning policy.
283	Derwent Estates Ltd	009	Robust and up to date employment land analysis is crucial to plan appropriate use of land to prevent sites falling in to disuse.	There has been an update to the Employment Land Review study as part of the evidence base to inform the draft Local Plan.
145	Friends of Carrington Moss	010	Evidence for requirements for Digital Economy and homeworking. Evidence showing requirements of agricultural, horse riding and solar power industries.	Policy supports the growth of the digital sector and digital infrastructure that could facilitate working from home.

10. Is there any other key evidence relating to economy you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	010	Economy changing from retail led to one with fewer transactions from supplier to end-user.	A Retail Study has been part of the evidence base informing the Local Plan.
305	P. J. Thompson	004	GDP is a poor measure as growth always seen as good despite human or environmental costs.	The Local Plan supports sustainable development that includes social and environmental sustainability as well as economic sustainability.
349	Royal London Asset Management	010	Take full account of HS2 and Northern Powerhouse Rail Growth Strategy (March 2018), set proposals for local infrastructure investment. Ambitious and positive document, Local Plan should adopt similar approach.	HS2 is included on the Key Diagram. The Northern Powerhouse Rail Growth Strategy (March 2018) has been considered as part of the evidence base
28	Sport England	009	Evidence re value of sport in "Economic Value of Sport - Local Model (2015) accessed via Sport England website.	Economic Value of Sport - Local Model (2015) has been considered as part of the evidence base
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	007	Evidence base documents listed: Approach to Accommodating the Land Supply Shortfall October 2016; Background Paper Industrial and Warehousing Site Prioritisation Framework October 2016; Green Belt Assessment 2016; Economic Deep Dive Research Summary; and Accelerated Growth Scenario Summary Report. Trafford Economic and Housing Growth Framework (2017) recognises that if Trafford is to play a key role in GM it will need to plan for substantial employment growth and sufficient housing to accommodate it. Site submission's suitability detailed.	The documents listed have been considered as part of the evidence base

10. Is there any other key evidence relating to economy you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
317	Warburton Parish Council	010	Consider impact of hard Brexit on food supply chain. Do not overlook the local farming community.	Policies on agriculture and rural areas have been included in the Local Plan

11. Do you think the key issues identified and how the Local Plan could address the key issues in relation to town centres and retail is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	008	Plan should be flexible to respond to changing socio-economic conditions affecting town centres and retail.	Policy has set out that proposals within town centres will be required to contribute towards the vitality, viability and diversity of the centre and this will have regard to any changing socio-economic conditions.

11. Do you think the key issues identified and how the Local Plan could address the key issues in relation to town centres and retail is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	010	Regenerate town centres by reutilising buildings for housing. Control supermarkets. Cut business rates and offer affordable parking. Stop out of centre retail, roads to them are damaging.	Town centre and retail policy supports residential development in centres as long as proposals are do not detract from the primary function of the centre. Business rates and parking costs are outside the scope of the Local Plan. Town centre and retail policy requires out of centre retail development to satisfy the sequential test as outlined in national planning guidance.
283	Derwent Estates Ltd	010	Appropriate and contribute to vibrant and vital town centres. Sequential approach not consistent with NPPF - should be applied with flexibility and realism by developer and LPA. Policy standards must be cohesive and not impact each other. Definition of PSA should be sensible and not creating impact on diversification leading to town centre decline. Not clear if plan to change role of centres or direct growth to specific ones in line with evidence-based needs or regeneration ambitions.	Policy requires a sequential test for out of centre development as defined by national planning guidance. Altrincham town centre is the only defined centre with an identified primary shopping area. Policy promotes new development at main town centres as defined by national planning guidance to enhance vitality and viability.
145	Friends of Carrington Moss	011	Improved Public Transport is essential to revitalise town centres and inspire further investment in them. Encourage residential development in/near town centres. Location of retail should depend on its size and size of centre.	Sustainable transport policies support improvements to public transport including in town centres. Residential development is supported in town centres where appropriate.
348	Mr Graham Fawcett	010	Yes.	Noted

11. Do you think the key issues identified and how the Local Plan could address the key issues in relation to town centres and retail is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
295	intu Properties PLC	003	Scope to broaden approach of town centre first, sequential test should recognise sustainable credentials of the Trafford Centre. It should be given status above other non-town centre locations due to its critical mass of retail. Could designate as a town or commercial centre.	The Trafford Centre Rectangle Area of Focus policy sets out how development in this area will take place.
298	Maloneview (Sale) Limited	005	Support the key issues identified, including the recognition of the importance of existing assets. Recommend that policy relating to existing retail assets (inc The Square Shopping Centre, Sale) should be flexible to allow for the further development and regeneration to ensure that they can continue to attract investment and maintain their role and function. Support the encouragement of residential development on appropriate sites within town centres. The Square Shopping Centre, Sale represents an appropriate site for promotion of residential and further retail and leisure. The site should be promoted through a site-specific allocation.	Policy supports development that contributes to the viability and vitality of town centres. Policy also supports residential development within town centres, which The Square Shopping Centre is within.
301	My Flixton Neighbourhood Planning Group	007	Sequential approach to out of centre development is appropriate. Local Plan should set detail on how development can be enabled and supported.	Town centre policy sets out what development will be supported in town centres to contribute towards viability and vitality.

11. Do you think the key issues identified and how the Local Plan could address the key issues in relation to town centres and retail is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	011	Welcomes recognition of role of Local Centres. Proposed Development at Davenport Green should allow for residential development in local centre to ensure development is sustainable. Local Plan should be clear about hierarchy of places and how mixed-use communities fit within them. Each centre should be defined by scale and type of uses within them. Should be clear how a "suburban centre" as identified in HS" Growth Strategy fits in hierarchy.	Davenport Green is within the proposed Timperley Wedge allocation in the GMSF 2020. Policy sets out a hierarchy of centres and supports residential development within town centres. Policy sets out what will be supported in each level of centre including local centres.
28	Sport England	010	Yes broadly.	Noted.
281	The Church Commissioners for England	009	Supported.	Noted.
317	Warburton Parish Council	011	Yes. Consideration needs to be given to stopping conversion of retail to residential.	Policy sets out that development in centres will be required to make a positive contribution to vitality, viability and diversity and not result in excessive concentrations of non-retail uses.

12. Are there any other key issues relating to town centres and retail you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
277	Altrincham Neighbourhood Business Plan	003	Have town centre environments changed significantly since neighbourhood plan was adopted so that a revision is required?	Revisions to the Altrincham Neighbourhood Business Plan will be dealt with through the Neighbourhood Planning process.
18	Altrincham Neighbourhood Business Plan - Design Panel	009	Address changing shopping habits, out of town retail park and large supermarkets, impact on town centres.	The Retail and Leisure Study covers these issues and forms part of the evidence base to inform the Local Plan. Policy supports the vitality and viability of town centres whilst taking account of the impact of these issues.
18	Altrincham Neighbourhood Business Plan - Design Panel	005	The Development Plan will comprise the ANBP. Need consistency across all documents and avoid conflicting guidance. If so then which document takes precedence? Where does ANBP sit within Local Plan, should it refer to it in respect of development within it?	Altrincham Neighbourhood Plan is still a statutory document in the determination of planning applications once the Local Plan has been adopted. However, the Local Plan can adopt policies that supersede certain policies of the Neighbourhood Plan. Any revisions to the ANBP will have to be in line with the Local Plan and not conflict with policies within it.
278	Ms Angela Stone	002	Retail to residential conversion is harming night time economy. Need new night time economy to keep residential desirable.	Town centre policy sets out that retail being converted to other uses within a centre should be considered according to impact upon the viability and vitality of the centre
314	Mr Cedric Knipe	006	Retail in light of online usage.	Online shopping is acknowledged as an important factor influencing the future of town centres in the development of the Local Plan.

12. Are there any other key issues relating to town centres and retail you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	011	Encourage town centre diversity. Introduce green spaces within town centres. Stop demolition and rebuilding. Encourage diversity of small, local shops. Cut parking fees and business rates.	All town centre uses and mixed use development are supported within town centres. Green spaces are supported as positive contributors to the town centre environment. Demolition and rebuilding shall be addressed according to the type of redevelopment. Diversity of shops in town centres shall be supported. Parking fees and business rates are not within the remit of the Local Plan.
283	Derwent Estates Ltd	011	Supports recognition of role of night time economy. Need to refer directly to the impact of online shopping when scope and boundaries of centre are being reviewed. Declining centres should be able to seek opportunities to diversify.	Online shopping shall be acknowledged as an important factor influencing the future of town centres in the development of the Local Plan. Diversity of town centre uses and mixed use developments shall be supported.
145	Friends of Carrington Moss	012	Free out of town parking, retail at park and ride would encourage use and onward travel by public transport. Ashton on Mersey should be a District Centre - list of centres should be inclusive not exclusive. Support and encourage community businesses with a focus on healthy food and shared spaces. Cater for "niche purchase", e.g. those with dogs.	Parking charges are not within the remit of the Local Plan. Retail is supported at the designated centres only. Ashton on Mersey is maintained as a local centre.
348	Mr Graham Fawcett	011	How do town centres stay nimble and responsive to changing economic/retail/social circumstances, and how the Local Plan could address this. Used example of how Altrincham 6 years ago replaced smaller retail units with larger retail units, now looks dated.	The Local Plan supports proposals that contribute to the vitality and viability of town centres according to changing circumstances. There shall be regular health checks of the town centres to survey the uses of all the units within the centres.
295	intu Properties PLC	004	Town Centre plays vital role in retail hierarchy. Works alongside other centres, should be recognised so can be planned for over plan period.	There is a hierarchy of centres within policy, with town centres playing the most significant role in terms of size and mixture of uses.

12. Are there any other key issues relating to town centres and retail you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
77	Mr Mike Shields	004	ATC Neighbourhood Plan remains relevant and reflects changing role of town centres and updated parking standards. Primary retail area to reflect reduced demand and increase in mixed use allocations to increase flexibility should be reflected in all centres. Planning documents should not focus on hot food takeaways, healthy lifestyle is a personal choice. Need for community and cultural spaces in town centres to increase Borough's culture.	All town centre uses and mixed use development will be supported in all centres. Need for community and cultural spaces in town centres
305	P. J. Thompson	005	Need to reference impact of internet shopping on town centre closures. Possibility to convert to residential. Over concentration of high street business types.	Online shopping shall be acknowledged as an important factor influencing the future of town centres in the development of the Local Plan. Residential development within town centres is supported in line with national policy.
310	Mr Pete Abel	002	Favour town centre over out of town retail development as part of a sustainable retail strategy. Needs to be a threshold on large scale outlets to protect town centre vitality based on sound evidence. Cap retail proposals in outlets to ensure vitality and offering of existing centres not harmed. Allocated at least 50% of all retail floor space in existing spaces for "small scale" retail space to protect local diversity and choice.	Retail development is supported within town centres over out of centre development. Retail over a threshold of floorspace set by the NPPF can only be permitted if demonstrated that it does not harm town centres.
28	Sport England	011	More solutions to a healthy environment than restricting hot food takeaways. Active Design principles should be used to encourage physical activity in new and existing centres.	Enhancements to public realm and encouragement of active travel/physical activity are supported within centres.

12. Are there any other key issues relating to town centres and retail you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
67	Transport for Greater Manchester	005	Add "access to town centres by walking and cycling" as an issue to encourage sustainable and active travel. Consider how development in and around town centres contributes to walking and cycling infrastructure.	Active travel within and linking to town centres are supported through enhancements to infrastructure and the public realm.
317	Warburton Parish Council	012	Look at rates system. Promote fair rent and rates to enable economic growth. Provide free parking to encourage visitors.	Business rates and parking charges are not within the remit of the Local Plan.

13. Is there any other key evidence relating to town centres and retail you feel the Local Plan should have regard to?

13. Is there any other key evidence relating to town centres and retail you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	010	High streets are changing and needs more emphasis in Local Plan. Consolidated retail core, mixed use, night time economy and town centre living. Use ANBP as a benchmark.	The draft Local Plan Town Centre and Retail policy identifies town centre boundaries and a Primary Shopping Area within Altrincham town centre, Noted
280	Dr Charlotte Starkey	012	Vandalism, security, police presence, litter concerns.	Noted
283	Derwent Estates Ltd	012	Local Plan does not mention Retail Study that forms part of evidence base. Should be referenced to give it due and appropriate weight.	The Retail Study has formed the evidence base for the Local Plan.

13. Is there any other key evidence relating to town centres and retail you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	013	Evidence should account for local desires - asking residents what they would like. Understand key trends and get "ahead of the game".	Comments on town centres are considered at every consultation stage of the development of the Local Plan.
348	Mr Graham Fawcett	012	No.	Noted
295	intu Properties PLC	005	Supports updating of retail study. Important to survey all centres to detail the strengths and "draw" of each. Document should be supported by a household and on street surveys.	A Retail and Leisure Study has been undertaken and the Local Plan paid full regard to it as part of the evidence base.
298	Maloneview (Sale) Limited	006	Support the Council's intention to update the Retail Study.	A Retail and Leisure Study has been undertaken and the Local Plan taken regard to it as part of the evidence base.
28	Sport England	012	Evidence re value of sport in "Economic Value of Sport - Local Model (2015) accessed via Sport England website.	The development of the Local Plan has considered this piece of evidence base.
67	Transport for Greater Manchester	006	GMSF Transport Study Evidence Base Appendix 1. Connected Neighbourhoods.	The development of the Local Plan has considered this piece of evidence base.
317	Warburton Parish Council	013	Look at number of failed businesses and vacant units on high street.	There are town centre surveys every three months that record where there are vacant units and how many.

14. Do you think the key issues identified and how the Local Plan could address the key issues in relation to culture and tourism is appropriate?

14. Do you think the key issues identified and how the Local Plan could address the key issues in relation to culture and tourism is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey		No. Lack of reference to history of Trafford and historic connection of areas and its role as a tourist attraction.	Visitor destinations at important heritage sites have been considered in the Local Plan and the tourism related to them appropriately supported.
280	Dr Charlotte Starkey	013	No. Lack of reference to history of Trafford and historic connection of areas and its role as a tourist attraction.	Heritage policy shall fully address the historic context of Trafford and be informed by the evidence base on heritage. Culture and tourism policy shall support tourism development.
145	Friends of Carrington Moss	014	Appropriate and affordable public transport is essential for tourism and the night time economy. Make more of Trafford's unique assets - green spaces, parks, sports stadiums. Improve play equipment, access and security. Role of Carrington Moss as a visitor attraction should be supported in aspiration for Mersey Valley. Green area of ecological importance, agricultural land and woodlands. Resident and visitor access should be encouraged. Peat Moss should be preserved and enhanced, developed as Carrington Country Park.	The enhancement of public transport links are supported, including links to tourism destinations and town centres. Green infrastructure is protected and enhanced, such as parks and areas of ecological importance. The culture and tourism offer is supported.
348	Mr Graham Fawcett	013	Yes.	Noted

14. Do you think the key issues identified and how the Local Plan could address the key issues in relation to culture and tourism is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
352	HEREF Trafford Park Property Unit Trust (Harbert)	003	Support "Culture and Tourism" as a policy theme within the emerging Local Plan. Consider that the site's sustainable location in Wharfside will have a complementary role in assisting the vision for the wider area in providing facilities such as a hotel / restaurant, to service sporting and cultural attractions.	There is a policy on culture and tourism in the Local Plan. Facilities such as hotels and restaurants are town centre uses and will therefore be supported within designated town centres.
239	Mr Jeremy Williams	011	No, the wording is too vague.	The Local Plan provides a detailed policy approach backed up by evidence base.
196	Manchester United Football Club	003	Support "Culture and Tourism" as a policy theme within the emerging Local Plan. Support the recognition that tourism facilities, such as MUFC will re-enforce Trafford's position as a place to live, visit, work and invest.	Culture and tourism are addressed by policy in the Local Plan and the culture and tourism offer supported at specified locations including at the MUFC stadium.
302	National Trust	008	Welcome reference to Dunham Massey and its contribution to tourist economy. Seeks support for development to extend beyond park and garden of Dunham Massey. Need for new visitor infrastructure within plan period to manage demand in light of GMSF.	Culture and tourism development are supported at the Dunham Massey estate in line with other policies of the Local Plan.
28	Sport England	013	Yes broadly.	Noted.
281	The Church Commissioners for England	010	Supported.	Noted.

14. Do you think the key issues identified and how the Local Plan could address the key issues in relation to culture and tourism is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
316	Theatres Trust	004	Yes. Particularly welcome the recognition of the value to the economy arising from cultural facilities.	Noted.
317	Warburton Parish Council	014	Yes.	Noted.

15. Are there any other key issues relating to culture and tourism you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
277	Altrincham Neighbourhood Business Plan	004	Forum keen to work with Council on defining a Community Space Policy for town centres, securing long term community space.	The draft Local Plan contain a policy on community facilities.
18	Altrincham Neighbourhood Business Plan - Design Panel	007	Need to reference hotel policy.	Hotels are supported within town centres and Areas of Focus policies also address hotel development.

15. Are there any other key issues relating to culture and tourism you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
277	Altrincham Neighbourhood Business Plan	004	Forum keen to work with Council on defining a Community Space Policy for town centres, securing long term community space.	Town centre policy supports development that provides inclusive and accessible development for all users. Community facilities policy supports proposals for new or improved community facilities.
280	Dr Charlotte Starkey	014	Should produce an official tourist guide to emphasise importance of cultural economy. Relying on sport for tourism is insufficient.	A tourist guide is not within the remit of the Local Plan. The Local Plan supports all tourism development, not just tourism development related to sport.
145	Friends of Carrington Moss	015	No reference to community involvement.	Comments on culture and tourism have been considered in drafting policies.
348	Mr Graham Fawcett	014	The arts aren't sufficiently seen as a catalyst for regeneration as they could be.	Cultural development and the provision of public art is supported.
239	Mr Jeremy Williams	012	Yes, the return of investment made; the role of day time economy.	Cultural and tourism development is supported including the day time economy.
196	Manchester United Football Club	004	Reference to 'Sport' to be explicitly incorporated into the policy theme title. Allow the emerging development plan to consider the needs of sports facilities more widely than a tourism attraction.	Sports destinations are supported as a culture and tourism destination. Sports facilities are covered by the Open space, Sport and Recreation policy

15. Are there any other key issues relating to culture and tourism you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	014	Expand to include specific venues, e.g. Old Trafford. Sports tourism is increasingly popular.	Specific sports venues are referenced in a list of places where culture and tourism development is supported.
316	Theatres Trust	005	The Local Plan provides adequate protection for existing facilities that are valued by local people, such as requiring appropriate evidence to justify its loss another type of use.	The Local Plan protects existing culture and tourism facilities
317	Warburton Parish Council	015	No.	Noted

16. Is there any other key evidence relating to culture and tourism you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	015	Industrial heritage of Broadheath, Trafford Park etc. Publicise cultural history connection of places and establish as walking/cycling route.	The heritage of places is considered in the development of the Local Plan. Enhancement and creation of new walking and cycling routes are supported.

16. Is there any other key evidence relating to culture and tourism you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	016	Be clear on different cultures in Borough and understand the facilities and infrastructure to achieve our aims.	The distinct characteristics of different areas and infrastructure needs of different areas have been recognised in the development of the Local Plan.
348	Mr Graham Fawcett	015	Are we thinking of new innovations that does not rely on local flavour. For example a maths museum in New York.	Noted
239	Mr Jeremy Williams	013	Existing theatres, art galleries etc. could be a catalyst for culture and tourism in Trafford.	Development that supports the culture and tourism offer of theatres and art galleries will be supported.
317	Warburton Parish Council	016	No.	Noted.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	009	Housing supply is correctly identified as a key challenge. Local Plan should make clear housing target is a minimum to address needs over plan period (NPPF Para 60). Supports making maximum use of land and high density in sustainable locations, great weight should be given to previously development land. NPPF Para 123 if shortage of land "especially important" to avoid low density.	Housing policy makes clear that the housing target is a minimum. Prioritising the redevelopment of previously developed land runs throughout the plan. Appropriate density for new development is addressed through the design policies of the Local Plan, and will be established by future adopted SPDs.
321	Barratt Homes	014	Do not rely on large scale GMSF allocations - smaller sites released through Local Plan can address short term need and deliver at a rate to meet requirements of area and diversify supply.	The Local Plan is allocating a range of housing sites in the urban area.
314	Mr Cedric Knipe	007	Define housing need including public sector housing.	The Local Plan includes a policy on affordable housing in line with the evidence base on housing need
280	Dr Charlotte Starkey	016	Housing must be tied to employment opportunities. Housing removed from employment suffers from social and economic problems. Town centres and edge of industry must be considered for residential. Consider margins of supermarket car parks.	Residential development within town centres and with good access to local shops is supported. Industrial areas are protected for employment uses.
283	Derwent Estates Ltd	013	When housing need is known more idea of spatial distribution can be given, including reference to residual need addressed through the release of land allocated for other purposes. Evidence base work may show need to review existing designations.	Housing policy sets out the locations where significant new housing development is to be directed over the Plan period. Also, the number of net additional homes by Place is set out. All current allocations have been reviewed and non-housing allocations allocated for housing if appropriate.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	017	Should link to Green Belt theme - suggestions for connecting two themes is provided. All new builds should be subject to provision of appropriate green spaces for residents, parks, traffic free routes etc.	The draft Local Plan allocates land for housing and the required infrastructure to support it including green spaces and active travel links.
344	Galliford Try Partnership and Trafford Housing Trust	015	GMSF phasing should be followed and quantum of development seen as a minimum. Sites should be identified to meet the GMSF minimum and allocated safeguarded sites to overcome a shortfall in delivery against the trajectory. Sites should be allocated to help deliver the housing strategy. Support the identification of mix required but unclear how it will be derived as housing need from GMSF seems to be being relied upon. Any policy on need and affordable housing should be flexible to not be detrimental to overall delivery. AH policies must consider viability of delivery. A more robust framework for the protection of areas of character is needed. Development pressure should be reduced in high character value areas through promoting land of lower value, i.e. brownfield.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The Local Plan allocates housing sites to help deliver the housing strategy of the Borough. Affordable housing requirements consider viability to ensure that housing requirements can be met. The character of areas are protected by policy that supports good design of new development. Brownfield land shall be supported for development over greenfield land in the Local Plan.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
287	Gladman Developments Ltd	004	Recommend the Council over allocate to ensure the necessary scale of housing. Consider it best practice for a Local Plan to include a 20% flexibility factor on top of housing requirement figure. The Local Plan should not unnecessarily phase the delivery of housing. Phasing should only be used in relation to delivery of key infrastructure to support development. Support inclusion of self-build housing. Recommend that any policy requirements needs to include a mechanism whereby if self-build plots are not taken up within a given time period, then these revert back to market housing. Starter homes should be considered equivalent to the provision of affordable housing and not in addition to this. Recommend a specific policy in relation to provision of specialist accommodation for older people included within Local Plan. A wider variety of sites in the widest range of locations ensures all types of housebuilders have access to suitable land which increases delivery.	A variety of sites are allocated across the Borough to provide enough housing land to meet the required housing need. Release of housing land shall be phased over the plan period as necessary. A draft policy on self-build states that all developments of 100 or more houses will be required to provide plots in the form of service plots for sale to self-build and custom housebuilders to be informed by Local Plan viability work. The draft affordable housing policy, and the definition of affordable housing is defined by national planning guidance, which includes starter homes. Older person's accommodation policy establishes the number of units required in plan period and requirements for proposed schemes. This policy will be developed as evidence base work is produced
348	Mr Graham Fawcett	016	Yes.	Noted
352	HEREF Trafford Park Property Unit Trust (Harbert)	004	Support the need to deliver a mix of housing to meet identifies needs in the Borough, and welcomes reference to allocation of suitable sites for housing. The site is suitable, deliverable and achievable to be allocated in the emerging Local Plan as housing led mixed use.	Support noted. The proposed site has been be assessed as part of the Local Plan process to decide where to allocate for housing.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
289	Harlex Property	008	Key issues are appropriate. Key priority to meet need to boost housing supply. Council should exceed identified need to ensure identified sites can come forward to address any shortfall. Higher density should be promoted in sustainable locations.	The draft Local Plan includes a buffer on housing supply for flexibility. The Local Plan is in line with GMSF 2020 policy on density, which requires higher density in more sustainable locations.
239	Mr Jeremy Williams	014	Setting the target in accordance with the GMSF is not evidence based and should not be done.	The housing need outlined in the GMSF is based on evidence base and the Local Plan is in line with the GMSF 2020.
298	Maloneview (Sale) Limited	007	Support the need to allocate suitable sites for housing, including suitable brownfield and small sites. The Square Shopping Centre, Sale, presents a suitable brownfield site that could be allocated for housing development along with the growth of retail floorspace.	The Local Plan assesses all proposed sites for potential allocation. The Square Shopping Centre shall continue to be within the designation of Sale town centre, therefore retail is supported in this location along with residential development.
350	Mr Jeremy French	008	Local Plan should identify a supply of sites to meet minimum housing requirements, safeguarding a number of sites to overcome future shortfall if needed. Support need to identify housing mix needed in Borough but need clarity on how it will be decided due to differing need.	A variety of sites are allocated across the Borough to provide enough housing land to meet the required housing need. The proposed mix of dwelling size, type and tenure is set out in the Trafford Housing Strategy and the Trafford Housing Needs Assessment.
301	My Flixton Neighbourhood Planning Group	008	Support need to provide housing to meet identified need, particularly Affordable Housing. Site allocation is a major consideration for Neighbourhood Plan. Support efficient use of land, brownfield first where possible - Local Plan needs to be more explicit on this approach.	The Local Plan supports the provision of new housing that makes as much as possible of previously developed land.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
302	National Trust	009	Yes. Consider how National Trust land could be used to address housing need.	A variety of sites are allocated across the Borough to provide enough housing land to meet the required housing need. Proposed allocations have been assessed to see if they are suitable to be allocated for housing.
303	P&D Northern Steels Ltd Executive Persion Fund	009	Supports that need and phasing will be set in line with GMSF but needs to be flexible to respond to changes. Sustainable locations should include other centres, those accessible by walking and cycling, not just town centres. Policies should identify range of house types and mix to meet varying demand, the Council should identify and allocate smaller suitable sites. Support delivery of Affordable Housing to address affordability issues. Areas with acute AH shortage needs policies to ensure delivery. Role of windfall should not be overstated and reliance needs caution. Most housing should be delivered through allocations and further ones made if there if a shortfall.	Release of housing land shall be phased over the plan period as necessary. A variety of sites are allocated across the Borough to provide enough housing land to meet the required housing need. Proposed allocations have been assessed to see if they are suitable to be allocated for housing.
307	Peel Holdings (Land and Property) Limited	007	Should set out levels and types of affordable housing provision required. Should be informed by evidence of affordable needs, and proportionate assessment of viability. This should take into account all relevant policies, local and national standards, and cost indications of CIL and S106.	Affordable housing policy will require that qualifying development contributes to the provision of affordable housing based on the evidence base of housing needs and viability.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	003	New housing development should be based on principles of social equity; sustainable development; demand managements; urban capacity; design innovation and participative processes. Ensure AH provision is increased in a range of mix and tenure. Commit to at least 30% of all new homes to be affordable, exceeding this when local conditions require. Include Starter Homes within AH definition.	Policy supports that the mix of dwelling size, type and tenure should contribute to meeting housing needs and deliver more inclusive communities in line with the evidence base. The draft affordable housing policy, and the definition of affordable housing is defined by national planning guidance, which includes starter homes.
263	Redrow Homes Ltd	008	Housing supply and boosting it is correctly identified as a key challenge to address lack of 5 year land supply. Local Plan should make clear housing target is a minimum to address needs over plan period (NPPF Para 60). Local Plan should acknowledge shortfall and identify sites to address it. Affordable Housing to be delivered on allocated site should be based on updated market conditions. Boundaries for AH should be redrawn to reflect new allocations to ensure development is deliverable. Essential that AH policies are viable.	Housing policy states that the housing target is a minimum and shall allocate sites for housing development to meet the housing need. The draft Local Plan Affordable Housing policy is to be detailed in future versions of the plan based on viability considerations. The amount of provision required will depend on location and market conditions. Qualifying development expected to contribute 40% affordable housing Borough wide. An economic viability assessment will be prepared to confirm the extent to which market-led development can support affordable housing delivery.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	012	Supports Local Plan setting need and phasing in line with GMSF. Local Plan policy should set density requirements promoting higher density in most accessible locations, town centres and transport hubs. Should include other centres accessible by walking and cycling, not just town centres. Policies should identify range of housing mix to meet local demands. Supportive of affordable housing to address affordability issues. Caution should be given to relying on windfall sites to deliver housing need, should be delivered through allocations.	Policy supports efficient use of land in line with GMSF 2020 policy on density requirements, concentrating higher density housing in sustainable locations such as town centres and public transport hubs. The Local Plan includes allocations for a range of size of housing sites.
28	Sport England	015	Yes broadly.	Noted.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	008	Consider the need for Green Belt review to allocate suitable residential sites. The Trafford Local Plan should consider appropriate Green Belt sites for release or the scope would be restricted in contravention of NPPF. Restricting scope would be detrimental to opportunities for Trafford. The GMSF will identify larger sites, Local Plan must review all land availability or face a gap in supply. New residential allocations must consider location of employment sites to ensure population has employment opportunities.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan. The draft Local Plan proposes allocations within the existing urban area in sustainable locations with good sustainable transport links including links to employment sites.

17. Do you think the key issues identified and how the Local Plan could address the key issues in relation to housing is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
281	The Church Commissioners for England	011	Supports meeting housing need of a growing population and correct supply and mix of sites. Acknowledge strategy to identify brownfield and small sites. Supports promotion of suitable greenfield and Green Belt sites to meet housing need, in a range of house types, in sustainable locations. GMSF does not allocate most sustainable GB sites in Trafford, Local Plan should consider sites to be removed to feed in to the GMSF. Support appropriate level of AH on larger developments in line with NPPF.	Support noted. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan. The Local Plan proposes allocations within the existing urban area, which includes both brownfield and greenfield land.
317	Warburton Parish Council	017	Yes.	Noted

18. Are there any other key issues relating to housing you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	010	NPPF para 67 requires clear understanding of available land and of deliverable sites in line with NPPF definition. Local Plan needs to address persistent under-supply. NPPF Para 61 shows need to provide housing for different communities including those who rent - key way to reduce inequality through private rent schemes as set out in Council's Housing Strategy.	Housing policy will ensure that an adequate range of housing sites are made available to meet need. Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	008	Forcefully express incentives for brownfield and disincentives for greenfield developments. Will Trafford adopt national spaced standards for housing? Mixed town centre communities - all ages - positive contributor to sustainable communities.	Housing policy will support new housing that makes as much use as possible of previously developed land, helping to reduce the need to release greenfield. Residential development will be permitted provided it complies with national space standards for housing. Residential development will be supported in town centres and housing policy will seek to support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
321	Barratt Homes	003	Should include key issues re release of deliverable housing sites (wording provided). Not enough to identify supply an mix, delivery is critical to address affordability ratio.	The Local Plan allocates a range of housing sites
321	Barratt Homes	012	Link between economy and housing is missing, how housing market will support economic growth Is a key issue. Local Plan should deliver aspirational and attractive family housing in desirable locations.	Housing policies ensures that an adequate range of housing sites are made available to meet the GMSF 2020 housing requirement. Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
321	Barratt Homes	015	Link between economy and housing is missing, how housing market will support economic growth Is a key issue. Local Plan should deliver aspirational and attractive family housing in desirable locations.	Housing policies ensures that an adequate range of housing sites are made available to meet the GMSF 2020 housing requirement. Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
321	Barratt Homes	017	Policy response to meet affordable housing needs required. Upscale the release of viable and deliverable open market homes to bridge the gap. Reliance on RPs and PDL in inner areas will increase shortfall of AH.	Housing policy sets out requirements on affordable housing in order to meet need. Housing policy ensure that an adequate range of housing sites are made available to meet the GMSF 2020 housing requirement. Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
280	Dr Charlotte Starkey	017	Do not build on compromised sites, e.g. Carrington. Carrington should be reclaimed as a peat bog to combat climate change. The site is toxic. Housing should be tied to employment opportunities. Trafford must resist GM pressure to increase housing stock to satisfy other boroughs.	The Local Plan is in conformity with the GMSF 2020. The Local Plan supports Carrington as an Area of Focus. Policy supports housing in a sustainable locations with good sustainable transport links to employment locations.
283	Derwent Estates Ltd	014	Should recognise the role of Brownfield Land Register and Permission in Principle can play. Should reference importance of using trajectory compared to actual delivery to inform plan-making. HDT will catalyse delivery of sites outside Local Plan process. Important to prioritise delivery to meet or exceed trajectory.	Reference to the brownfield land register in the Local Plan. There is a minimum target for housing completions on brownfield land set out in policy.

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	018	<p>Ensure development is for identified need. Proportion of housing should be for homeless, even those not currently living in Trafford. Some homes suitable for single people with short term need. How can reduced retail demand support housing need? Encourage more homes along A56. Control of similar retailers in same area. How is the environment considered in new development - should include traffic free routes and commitment to Public Transport, reduce the need for new roads. Security consideration in new builds. Why do we need to accommodate travelling community if they are transient in nature? Locations should be based on needs of the group and site manager provided for each one. Apply conditions on the use of the site - cleaning up.</p>	<p>Land for Housing will be allocated to meet the identified Trafford housing requirement, alongside the GMSF 2020 / sub-regional plan. Proposals for accommodation to meet the needs of homeless people will be supported, where appropriate. The Local Plan recognises the ongoing need for a range of dwelling types and sizes in Trafford, including 1-bedroom dwellings. Housing policy sets out the size and tenure mix appropriate for Trafford. New residential is supported in town centres but the loss of retail to other uses will be assessed according to impact upon the vitality and viability of the town centre. Housing with good sustainable transport links will be supported along with upgrades to sustainable transport. Policy requires development to be designed in a way that reduces opportunities for crime and does not have adverse impact on public safety. Policy identifies sites for the provision of gypsy and traveller pitches.</p>
344	Galliford Try Partnership and Trafford Housing Trust	002	<p>GMSF target in October 2016 did not fully reflect identified OAN in local level SHMA. GMSF sought target 141 per year less than identified need for Trafford. Local Plan should not pre-empt GMSF to allocate sufficient land to meet the needs/aspirations of the Borough.</p>	<p>The Local Plan identifies the amount of housing need in Trafford in line with the identified housing requirements in the GMSF 2020.</p>

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	017	Make more clear priorities for resolving the housing issues, and stick to them. Avoid the appearance of providing a wish list of things the Local Plan would like to achieve.	Proposals for housing development to meet requirements are set out in the Local Plan including requirements on affordable housing, housing size/mix/tenure and housing in sustainable locations.
289	Harlex Property	009	Plan should allow brownfield sites in sustainable locations that are ready to develop to come forward without delay.	Policy supports new housing that makes as much use as possible of brownfield land in sustainable locations.
291	HIMOR (Carrington) Ltd	009	Strategic approach to housing should reflect the GMSF. Having the right quantity, quality and balance of housing is necessary for economic growth. Construction work and increased population will create sustainable local jobs, an important opportunity in Trafford and Carrington. Housebuilding drives economic growth, jobs and economic value. A healthy, well-functioning labour market needs a good housing supply for local people. Not having this can stifle economic growth.	The strategic approach to housing by the Local Plan is in line with the GMSF 2020. Policy ensures that there is an adequate range of sites available to meet the GMSF 2020 housing requirement for Trafford The Local Plan recognises that increasing housing supply will support economic growth by creating jobs and providing housing for people to access jobs.
156	Home Builders Federation	005	Need to assess reasons for under delivery of homes, factoring a potential response in to Local Plan policy. Previous policies have failed and need changing.	The reasons for under delivery of homes are very complex and go much wider than planning policy. The Local Plan ensures that an adequate range of sites are made available to deliver the GMSF 2020 housing requirement for Trafford.
239	Mr Jeremy Williams	015	Gypsy and Traveller communities should be dealt with alongside everyone else if they are contributing to the local economy via Council Tax etc. Deliberate trespass and ignoring land seizures is a mockery of natural justice.	Trespass is not within the remit of planning policy. Policy identifies sites for the provision of gypsy and traveller pitches.

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
77	Mr Mike Shields	005	Does revised housing need mean any change to Neighbourhood Planning policies?	The new Local Plan does not make any changes to adopted neighbourhood plans. However, neighbourhood plans have to be in general conformity with the strategic policies of the Local Plan and new Local Plan policies will take precedent over neighbourhood plan policies, where there is a conflict.
303	P&D Northern Steels Ltd Executive Persion Fund	010	Plan needs to be flexible to respond to changing housing need. Could be done through safeguarding land that can come forward if other allocations are not meeting need.	If any cumulative shortfall in housing delivery arises compared to the per annum requirement set by policy, this will be addressed over the remainder of the plan period.
305	P. J. Thompson	006	Need reference to who housing is for - population group. Need affordable homes for local people to stop them being priced out of local housing. Building for outsiders who leave empty properties is disrupting towns. Is there a maximum population for Trafford? Need reference to how increase can destroy what makes an attractive borough. Should take into consideration properties that become available when elderly people leave their homes.	The Local Plan housing policy supports the delivery of a wide range of house types and tenures. Policy requires developers to contribute affordable housing on qualifying developments. Properties becoming empty and changing ownership does not fall within the remit of planning policy.
305	P. J. Thompson	008	Demand for single person households, increase multi-storey apartments and shops above retail to create more.	Policy recognises that there is an ongoing need for all sizes of dwellings in Trafford including 1 bedroom houses. Policy concentrates higher density housing in appropriate and sustainable locations in line with GMSF 2020 requirements on density levels.

18. Are there any other key issues relating to housing you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
307	Peel Holdings (Land and Property) Limited	005	Local Plan should support the delivery of innovative forms of new housing provisions such as Co-Living and inter-generational housing. This should recognise the role they can play in addressing affordability, flexibility of tenure mental health and creation of sustainable communities.	Policy supports housing for all needs of people including older people.
263	Redrow Homes Ltd	009	Existing settlements are constrained, insufficient sites to meet housing need. Greenfield release needed in sustainable locations as proposed in GMSF. Ensure all sites are deliverable, have a clear understanding of all available land to identify supply. Should be available now, in suitable locations and achievable within 5 years.	The Local Plan has been prepared in the context of the proposed housing allocations in the GMSF 2020. The Local Plan allocates housing on suitable sites in the urban area some of which are on greenfield land.
349	Royal London Asset Management	013	Policies should be flexible to respond to changing need.	If there is shortfall in housing delivery compared to the housing annual requirement, policy addresses this over the remainder of the plan period.
28	Sport England	016	Embedding principles of Active Design in housing development to ensure access to physical activity opportunities.	Policy supports the enhancement of active travel opportunities in housing developments.
313	United Utilities Water Limited	002	Support using phasing for delivery of development. UU welcome further information re phasing as identified in the Local Plan to understand infrastructure requirements.	Support noted. The Local Plan provides information on housing development phasing and infrastructure requirements.
317	Warburton Parish Council	018	Enforce building on land with outstanding planning permission. Insufficient number of homes built has affected Borough's economic sustainability.	It is not within the remit of the Local Plan to enforce building on land with outstanding planning permission.

19. Is there any other key evidence relating to housing you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	011	Housing evidence needs to be frequently monitored and updated. Local Plan should regard Council's Housing Strategy and align with its objectives.	Housing evidence continues to be frequently monitored such as through updates to the SHLAA. The Trafford Housing Strategy 2018-2023 forms part of the Local Plan evidence base for the development of housing policies and shall continue to do so.
321	Barratt Homes	011	Need major change to meet unmet and future housing need, not perpetuate continued crisis. Graph provided to show ten year housing delivery measured against SHMA OAN. Latest methodology shows higher requirement, substantial uplift necessary and requires radical policy response. Failure to meet target that is lower than need emphasises under delivery of new housing in Borough.	Housing policy will seek to ensure that an adequate range of housing sites are made available to meet the housing requirement in the GMSF 2020.
321	Barratt Homes	016	One of least affordable Borough's in city region, fundamental barrier to future economic growth. GM SHMA identified need over current rate of delivery illustrating need for radical change.	Housing policy will seek to ensure that an adequate range of housing sites are made available to meet the housing requirement in the GMSF 2020.
280	Dr Charlotte Starkey	018	Curtail foreign investment in housing - preventing young people from entering housing market. Leading to rental problems. Council should maintain control of housing stock to ensure vacant properties are available to local residents.	This is outside the scope of the Local Plan.
283	Derwent Estates Ltd	015	Important for appropriate evidence base. Recommend considering housing and employment sites in tandem to ensure alignment and correct spatial distribution.	The Local Plan is backed by a comprehensive evidence base. Allocations for housing and employment have been considered together.

19. Is there any other key evidence relating to housing you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	019	Need a clear understanding of suitable sites - is the Brownfield Land Register a true reflection of supply of sites? A56 Corridor has potential for redevelopment. Borough's Economic Housing and Growth Framework does not consider the benefit or worth of ecological value of existing assets or the cost of losing them. Increased pollution and loss of Green Belt should be considered alongside preserving and protecting land for species and wildlife.	The Strategic Housing Land Availability Assessment establishes Trafford's housing land supply. Policy requires major development to consider impact on the natural environment while demonstrating how natural assets are to be conserved and enhanced.
348	Mr Graham Fawcett	018	GM Spatial Framework.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford.
289	Harlex Property	010	Housing need target is a minimum and should not be considered a ceiling during plan period.	The Trafford housing requirement in the draft Local Plan reflects the GMSF 2020.
291	HIMOR (Carrington) Ltd	010	HBF July 2018 - The economic footprint of house building in England and Wales.	Noted.
156	Home Builders Federation	006	HBF can provide information and evidence in relation to housing issues.	Noted.
239	Mr Jeremy Williams	016	GMSF identified needs are incorrect. Independently validated information on need is required.	The Local Plan is in the line with the GMSF 2020, which is supported by a comprehensive evidence base.

19. Is there any other key evidence relating to housing you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
263	Redrow Homes Ltd	010	Should be supported by up to date evidence, need frequent monitoring and updating as per NPPF para 67. Local Plan must regard Housing Strategy to ensure policies align with it.	Local Plan is backed by a comprehensive evidence base including a Trafford Housing Strategy.
349	Royal London Asset Management	014	Policies should be informed by "Housing Strategy for Trafford 2018-2033" which sets priorities to achieve Trafford Vision 2031.	The Local Plan is informed by the Trafford Housing Strategy.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	009	Consider site submitted for employment allocation. Details of site given.	Noted. Sites considered appropriate for allocation as employment uses are detailed in the draft Local Plan.
281	The Church Commissioners for England	012	Brownfield / Greenfield / Green Belt adjacent to existing settlements; suitable and viable.	The Local Plan is focused on brownfield and greenfield land within the existing urban area. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
317	Warburton Parish Council	019	No	Noted.

20. Do you think the key issues identified and how the Local Plan could address the key issues in relation to inclusive neighbourhoods is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	012	Reduce inequalities by delivering the right housing in the right places including more for private rent.	Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
321	Barratt Homes	018	Affordability ratio is 8.35, failure to provide enough homes over a prolonged period of time.	Housing policy will seek to ensure that an adequate range of housing sites are made available and that an adequate amount of housing is delivered to meet need. Policies to support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
280	Dr Charlotte Starkey	019	Gypsy and Traveller site should be considered on Carrington Moss but away from poisoned areas.	Policy make provision to meet the needs of gypsy and travellers by identifying appropriate sites.
283	Derwent Estates Ltd	016	Lacks reference to opportunity to direct growth to accessible areas which might stimulate regeneration. Weight should be given to development in locations close to public transport nodes or areas of deprivation.	Policy supports development in sustainable locations, such as good accessibility to public transport. Policy directs significant new housing development to Pomona Island, Trafford Wharfside, Civic Quarter, Trafford Centre Rectangle, the town centres and the GMSF 2020 allocations. Some of these areas contain areas of deprivation but housing development will not be targeted specifically at areas because they have deprivation.

20. Do you think the key issues identified and how the Local Plan could address the key issues in relation to inclusive neighbourhoods is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	020	A number of gaps: work with community and friends groups to ensure active involvement; improve public transport to reduce isolation; encourage development of Neighbourhood Plan and involving residents in decision making.	The preparation of the Local Plan involves consultation with the public and community groups as set out in the Trafford SCI. Enhancements to public transport infrastructure is supported in order to reduce reliance on the car. Neighbourhood Forums are supported by the Council and given assistance in the preparation of neighbourhood plans. .
344	Galliford Try Partnership and Trafford Housing Trust	016	Support the need to identify neighbourhoods for inclusive growth, including Partington which should be prioritised as area to improve accessibility between employment and residential. Support need for good design in these neighbourhoods but policy must be flexible taking account of viability, not too prescriptive. The Inclusive Growth theme should include a policy on regeneration.	Support noted. The Place Policies take account of areas with higher deprivation levels and support improvements to access for residential, employment and good design. The Local Plan takes account of viability of development when being assessed by policy. There is a policy section on Inclusive Economy that identifies how development will contribute actively to the delivery of inclusive growth.
348	Mr Graham Fawcett	019	Yes.	Support noted.
291	HIMOR (Carrington) Ltd	011	Supports Carrington, Partington and Sale West being identified in the inclusive neighbourhoods approach. Which recognises the overarching benefits of the Carrington Strategic Location to the area and GM.	Support noted.

20. Do you think the key issues identified and how the Local Plan could address the key issues in relation to inclusive neighbourhoods is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	017	No. Issues are incomplete - no definition of "good design". "improve access to and quality of open spaces and encourage healthier lifestyle choices" is too vague and covers too many issues. Is the key issue the open space or the healthier lifestyle choices?	The Design Policy of the Local Plan sets out how development should achieve good design. Health and Wellbeing Policy sets out how development should help residents achieve healthier lifestyles and major residential schemes will be required to have safe and convenient access to public open spaces.
302	National Trust	010	Support need to improve access to open space and community / cultural facilities the Local Plan should identify practical steps to achieve it. Need explicit detail on how Local Plan will deliver links between the north and south of the borough. National Trust would welcome close working on implementation of linkages.	Support noted. The Local Plan includes policies on open space, community facilities and cultural facilities. Policy on sustainable transport requires any necessary transport infrastructure for development and the Council will seek improvements to the frequency and reliability of the public transport network. This includes links between the north and south of the borough.
303	P&D Northern Steels Ltd Executive Persion Fund	011	Key to achieving sustainable development.	The Inclusive Places section of the Local Plan includes a policy on the presumption of sustainable development, which sets out that policies will ensure that development and growth will be positive, provide sustainable work to the benefit of residents and businesses, and enhance the existing physical environment.
263	Redrow Homes Ltd	011	To reduce inequalities, deliver more housing and of the right type in regeneration areas. More homes for home ownership allowing new first time buyers to stay in the area.	Housing policy requires development 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).

20. Do you think the key issues identified and how the Local Plan could address the key issues in relation to inclusive neighbourhoods is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	015	Inclusive neighbourhood key to achieving sustainable development. Identified key issues supported. Local Plan should specifically reference unsustainable transport as a means of reducing reliance on car and promoting accessibility to employment and amenities for all.	Support noted. Transport policy supports improvements to public transport to help ensure it becomes a viable alternative to the private car.
28	Sport England	017	Yes broadly.	Support noted.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	010	Important to address inequalities through new employment and housing opportunities, accessible neighbourhoods to ensure inclusive growth.	Housing policy requires development to deliver the right mix of good quality housing. Employment policies require development to be located where they are accessible a range of sustainable transport, secure employment opportunities for local residents and facilitate training and up-skilling opportunities to improve employment opportunities for local communities.
281	The Church Commissioners for England	013	Supported, particularly need to improve quality, design and range of housing.	Support noted.
317	Warburton Parish Council	020	Yes but need better connectivity between employment and residential areas, better road and public transport networks.	Transport policy ensure development proposals including for employment are accessible by a range of transport. The Council will seek improvements to the frequency and reliability of the public transport network.

21. Are there any other key issues relating to inclusive neighbourhoods you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	013	Increase housing provision, it is important the mix is right. Promote diversity in neighbourhoods to support the evening and night time economy, particularly to the north. Promote access to key services and infrastructure.	Policies support the delivery of a balanced housing offer, providing the right size, type and tenure in the right places.
18	Altrincham Neighbourhood Business Plan - Design Panel	009	Address changing shopping habits, out of town retail park and large supermarkets, impact on town centres.	The Retail and Leisure Study covers these issues and forms part of the evidence base to inform the Local Plan. Policy supports the vitality and viability of town centres whilst taking account of the impact of these issues.
278	Ms Angela Stone	003	Priority for Altrincham is need for community and open spaces. Town Centre has no existing community assets.	The draft Local Plan contains a policy on community facilities . There is also e a policy supporting the creation of open space and the protection of existing open space.
18	Altrincham Neighbourhood Business Plan - Design Panel	013	Clearer reference to Decent Homes standard, Lifetime Homes, Building for Life and Secured By Design. Home Quality Mark, BRE. Adopt national space standards for housing.	Residential development must comply with national space standards for housing.
280	Dr Charlotte Starkey	020	Holistic approach to work and home life. Partington feels isolated. Carrington Moss should be an industrial "centre" for the peat bog remediation. It should not be suitable for housing. New industry to reclaim the bog would create specialist jobs, a focus for communities to identify their locality.	The Local Plan aims to achieve sustainable and healthy communities and to also maintain Trafford's economic potential. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan.

21. Are there any other key issues relating to inclusive neighbourhoods you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	017	Target growth (location and density) to accessible areas, close to public transport provision allowing places to live and work to be more inclusive and sustainable.	Transport policy prioritise the location of development in the most sustainable locations accessible to a range of modes of transport including public transport.
145	Friends of Carrington Moss	021	No mention of community groups in inclusive neighbourhoods, community action is essential support. Traffic free routes so walking and cycling are safe modes of transport.	Policy supports proposals for new or improved community facilities. Policy also seeks to protect existing community facilities. Transport policy supports provision of a safe, convenient and attractive network of pedestrian and cycle routes.
348	Mr Graham Fawcett	020	No.	Noted.
239	Mr Jeremy Williams	018	Inclusion issues relating to faith, age, health etc. are missing from the consultation. Should be embraced to develop a meaningful Local Plan.	The Local Plan ensures 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.
301	My Flixton Neighbourhood Planning Group	009	Support as a key issue. Pockets of deprivation exist that may not be addressed properly by Local Plan and have low level of connection with them. Consider how Local Plan should identify and address deprivation.	The Place Policies identify which areas are more deprived and how planning policy shall address this to reduce levels of deprivation. The Inclusive Places section of the Local Plan sets how the Local Plan will reduce inequalities in Trafford.
307	Peel Holdings (Land and Property) Limited	006	Local Plan should support the delivery of innovative forms of new housing provisions such as Co-Living and inter-generational housing. This should recognise the role they can play in addressing affordability, flexibility of tenure mental health and creation of sustainable communities.	Housing policy requires development to deliver a range and mix of dwelling sizes, types, and tenures to meet the housing needs of Trafford. Developers will be required to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people including older person households.

21. Are there any other key issues relating to inclusive neighbourhoods you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
263	Redrow Homes Ltd	012	Provide more housing in the right mix. Need more family homes and city style living as set in Housing Strategy. More market housing needed in Partington to balance the mix.	Housing policy requires development to deliver a range and mix of dwelling sizes, types, and tenures to meet the housing needs of Trafford.
28	Sport England	018	Important that open space and community facilities are designed to encourage physical activity. Active Design principles should be a "golden thread" running through all policies.	Green infrastructure policy protects and seeks enhancement of the green infrastructure network to provide a wide range of benefits such as physical activity.
317	Warburton Parish Council	021	Identify and use appropriate brownfield sites first for housing.	The Local Plan supports the provision of new housing that makes as much use as possible of previously developed land or brownfield land.

22. Is there any other key evidence relating to inclusive neighbourhoods you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	021	Inclusive neighbourhoods need a focus, traditionally employment. Gentrification based on food is not to be supported.	Local Plan policy supports employment development that offers secure employment opportunities for local residents. Development that facilitates training and up-skilling opportunities to improve employment opportunities for local communities shall also be supported.

22. Is there any other key evidence relating to inclusive neighbourhoods you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	018	Key to reference accessibility and deprivation. Standard methodologies should be used and considered.	Local Plan policy I aims to reduce levels of deprivation and increase levels of accessibility in the Inclusive Places policy.
145	Friends of Carrington Moss	022	What are the root causes of inequalities - these issues need to be tackled.	To reduce inequalities, policy supports development that delivers the right mix of good quality market and affordable homes, offers employment opportunities for local residents and which helps to sustain a range of services which meet the day-to-needs of local communities.
348	Mr Graham Fawcett	021	No.	Noted.
239	Mr Jeremy Williams	019	Be clear about what "access to and quality of open space and encourage healthier lifestyle choices" would make in terms of significant difference and recognise and reflect in the Local Plan.	Policy supports development that provides a high quality, multi-functional network of open spaces. The green infrastructure network will be protected and enhanced to provide physical activity; health and wellbeing.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	011	Consider submitted site as opportunity for inclusive neighbourhood. Employment opportunities provided close to Sale West would contribute to reducing inequalities, providing flexible employment land supply in attractive locations and underperforming areas.	Employment policy supports maintaining a strong diverse supply of employment sites across Trafford. Individual sites shall be assessed for their inclusion as allocations in the Local Plan.
317	Warburton Parish Council	022	no	Noted.

23. Do you think the key issues identified and how the Local Plan could address the key issues in relation to transport and accessibility is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	014	Cycling and walking routes in new development pointless without them being joined up and well designed.	Transport policy supports enhancements to the cycling and walking network so that it is well connected and high quality.
280	Dr Charlotte Starkey	022	New cycling routes are essential. Metrolink should allow cycles on them. Curb car use.	Transport policy supports the provision of an attractive network of cycle routes across Trafford.
283	Derwent Estates Ltd	019	Failure to reference opportunity to direct growth to accessible locations. Development close to Public Transport provision should be viewed positively, increasing density and reducing reliance on car use should be given weight.	The Local Plan promotes development in the most sustainable locations which are accessible by a range of transport modes. Policy supports improvements to public transport to become a viable alternative to the private car.

23. Do you think the key issues identified and how the Local Plan could address the key issues in relation to transport and accessibility is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	023	Key elements of, and link to, Transport Strategy 2040 needed so they can be commented on. Local Plan reliant on good, affordable Public Transport and traffic free routes to be successful. Trafford needs real solutions not waiting for the 2040 strategy to deliver. Consider park and ride schemes and reducing rat running traffic through Borough. Reducing traffic is only an option with improved Public Transport. HS2 is not needed. Better transport in the north is required not to the south.	The Greater Manchester Transport Strategy 2040 sets the long-term vision for transport across Greater Manchester and is referenced in the Local Plan. Policy supports improvements to public transport to become a viable alternative to the private car. The provision of park and ride facilities is supported. The Local Plan references HS2, but decisions relating to HS2 are not within the remit of the Local Plan.
344	Galliford Try Partnership and Trafford Housing Trust	017	Support key issues identified. Transport infrastructure is a key barrier to sustainable growth that must be overcome.	The Local Plan promotes development in the most sustainable locations which are accessible by a range of transport modes.
348	Mr Graham Fawcett	022	Yes. Comprehensive. Other than there is a need for an integrated parking approach i.e. irrespective of private or public parking, holistic signage, closer alignment of charges etc.	Policy requires development to provide appropriate car parking and will define car parking standards for different types of development.
239	Mr Jeremy Williams	020	No. Manchester Airport is outside of the Borough and has been ignored as an issue for Trafford in the past. Its development proposals impact GM and Trafford residents via pollution and outweighs any benefit of growth.	Manchester Airport is not located in Trafford and therefore is not directly within the scope of the Local Plan. However, the Local Plan has regard to Manchester Airport.

23. Do you think the key issues identified and how the Local Plan could address the key issues in relation to transport and accessibility is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
301	My Flixton Neighbourhood Planning Group	010	Support policy theme. Rail services are inadequate for current and future need. Public transport poorly planned and disjointed. Traffic volume is significant and increasing which housing development will add to. Local Plan should address these issues.	The improvement and development of the rail network is promoted in the sustainable transport policies. Policy supports improvements to public transport to become a viable alternative to the private car.
302	National Trust	011	Welcome reference to walking and cycling routes.	Support noted
303	P&D Northern Steels Ltd Executive Persion Fund	012	Supports the need to improve walking and cycling routes, improving Metrolink, rail and bus services and improving connectivity to areas by rail and Metrolink.	An attractive network of pedestrian and cycle routes is supported. Improvements to public transport are supported including rail and Metrolink.
305	P. J. Thompson	012	No Local Plan objective to reduce road traffic, can only be controlled by reducing need to travel. Public transport more viable if jobs in urban areas, business parks generate commuter car flows and are divisive and exclusive. Do not assume all journeys are desired and not made because no other alternative. Policy should dictate locations based on public transport provision.	Policy support improvements to public transport to become a viable alternative to the private car. The Local Plan promotes development in the most sustainable locations which are accessible by a range of transport modes.

23. Do you think the key issues identified and how the Local Plan could address the key issues in relation to transport and accessibility is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
349	Royal London Asset Management	016	Welcomes linkage of issues to 2040 Transport Strategy. Local Plan needs to improve choice of walking and cycling routes, public transport and connectivity to areas not currently served by rail or Metrolink. Local Plan should support Airport growth, building on GMSF 2020 policy SL4 and positively worded to achieve it. Language used re HS2 should be reworded to ensure policies respond positively to it and facilitate it rather than take it in to consideration.	Local Plan references the 2040 Transport Strategy. An attractive network of pedestrian and cycle routes are supported. Improvements to public transport are supported including rail and Metrolink. The Local Plan references Manchester Airport and HS2 but decisions on their growth and construction are not within the scope of the Local Plan.
28	Sport England	019	Yes. Adopting Active Design principles can improve choice of walking and cycling routes.	An attractive network of pedestrian and cycle routes is supported.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	012	Local Plan should take advantage of well-connected sites for employment related development. GMSF 2020 states employment land with good motorway connections and modern premises are key to investment and there is strong demand for sites that can accommodate large sheds - such as site submitted.	Employment development is supported in sustainable locations with good transport links.

23. Do you think the key issues identified and how the Local Plan could address the key issues in relation to transport and accessibility is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
67	Transport for Greater Manchester	007	"Improving the choice of walking and cycling routes" is a solution, need to identify issue of poor quality and coverage of existing network. Reference to bus network needed. Highlight New Carrington as an area for additional sustainable transport need. Reference measures set in GM Congestion Deal relating to peak period congestion on SRN and KRN.	The Place Policies and Areas of Focus reference transport connections in the local area. The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. New Carrington Area of Focus supports the enhancement of transport links including improved active travel and public transport. Improvement of the bus network are also supported. Congestion Deal has been considered as part of the evidence base.
281	The Church Commissioners for England	014	Supported. Acknowledges importance of sustainable transport, providing quality walking and cycling routes, car parking.	Support noted.
317	Warburton Parish Council	023	Need to improve road infrastructure to rural communities. Local Plan should take into account infrastructure projects, e.g. HS2.	The Local Plan takes into account infrastructure projects such as HS2.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	014	Shift focus from private car with emphasis on walking, cycling and public transport, particularly Metrolink.	An attractive network of pedestrian and cycle routes are supported. Policy supports improvements to public transport to become a viable alternative to the private car.
18	Altrincham Neighbourhood Business Plan - Design Panel	011	Promote good quality landscape and public realm by designers not highways departments.	Development that protects and enhances landscape and public realm is supported.
314	Mr Cedric Knipe	008	Priority for public transport.	Policy supports improvements to public transport to become a viable alternative to the private car.
280	Dr Charlotte Starkey	023	HS2 is misleading unless it leads to rail freight, less car use and no new roads. It is unnecessary with high speed internet connections. Existing rail system in need of proper management and upgrade.	The Local Plan references HS2, but decisions relating to HS2 are not within the remit of the Local Plan.
283	Derwent Estates Ltd	020	Promote opportunity to locate higher density of development in accessible areas close to public transport, contributes to wider aims and provides choice of modes for journey.	New development is prioritised in the most sustainable locations accessible by a range of modes of transport.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	024	Improved Public Transport is a key issue through policy themes. How can the canal be improved as a transport route? What are the traffic calming measures in the plan? What measures can be used to discourage car travel?	The Manchester Ship Canal is promoted as a sustainable transport route for the movement of goods and people. Local Plan supports the improvement of the highway network. Policy supports improvements to public transport to become a viable alternative to the private car.
344	Galliford Try Partnership and Trafford Housing Trust	018	Issues Paper lacks sufficient detail and clarity on options to address key issues. Issues Paper response to additional sustainable transport options is insufficient and does not set out potential solutions. The Issues Paper should state that the Council will investigate funding options and implementing sustainable transport solutions.	The draft Local Plan provides policies and sets strategic objectives. Transport policy supports the improvement and enhancement of sustainable transport network.
348	Mr Graham Fawcett	023	No. These issues have been transparent for years. Action is what is now required, not more visioning.	Noted.
291	HIMOR (Carrington) Ltd	012	Strategic approach to transport and accessibility should be established by GMSF, key issues identified in Issues Paper are strategic in nature. All strategic allocations and matters should be dealt with by the GMSF.	At a GM level the Transport Strategy 2040 and associated Delivery Plan set the strategic transport context. Transport interventions associated with development sites such as New Carrington are set out in the GMSF 2020. The Local Plan considers detailed transport issues which are specific to Trafford.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	021	Pollution caused by lorries - more important than shortage of overnight lorry parking.	The improvement of the road freight network is promoted to assist in the sustainable movement of goods.
77	Mr Mike Shields	006	Need properly integrated town centre parking strategies coordinated via planning conditions. Vital to plan for electric vehicles and conduct assessments on reduced impact on pollution; impact of self driving vehicles on demand for car ownership.	Policy requires all types of development to provide for Electric Vehicle Charging Points appropriate to the scale and type of development.
302	National Trust	012	Important to consider impact of New Carrington on Dunham Massey estate - rat-running to avoid A56. Ensure Local Plan delivers infrastructure before major development takes place.	The strategic transport infrastructure of the GMSF 2020 New Carrington allocation will be addressed by the GMSF / future sub-regional plan. Local Plan policy requires proposals to provide a transport assessment and/or travel plan that include measures to reduce congestion, improve road safety, promote public transport and active travel.
40	Network Rail	001	Local Plan needs to align with TfGM re transport/rail and contain clear wording on their collaboration. Three busy level crossings in the Borough and development will increase traffic over them. Barriers frequently down to serve Metrolink leads to traffic build up.	The Local Plan aligns with TfGM's strategic transport plans such as for Metrolink.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
40	Network Rail	004	Transport Assessments focus on highways, need to consider footfall at railway stations. Developers to consider including trip generation data in TA. Consider location, accessibility and density of development in relation to railway stations. Developer contribution to enhance railway stations due to increased passenger numbers.	The Local Plan promotes additional rolling stock on rail. Transport Assessment will be required to address rail infrastructure when necessary. Policy seeks developer contributions towards public transport schemes.
305	P. J. Thompson	009	Lacking mention of Bridgewater and Manchester Ship Canals - could still be used for freight, use should be safeguarded. No reference to impact of Airport third runway and associated terminals.	The water freight transport network is promoted to assist in the movement of goods. The expansion of Manchester Airport is outside the scope of the Local Plan because it is outside of Trafford. However, the Local Plan supports improving transport connections to Manchester Airport.
305	P. J. Thompson	011	Applications for traffic generation development are allowed on roads with existing large amounts of traffic. New roads create new traffic.	Travel Plans will be required for qualifying development.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	005	Need to reduce traffic volume. Transport policies should be include in Local Plan relating to demand management; charging; integration; hierarchy; road safety; airports; road building; buses; cycling; walking. A Hierarchy of users should be established in Local Plan. Make clear connection between transport policies, land use and climate change. Implement policies that will reduce existing and forecast emissions and undertake climate change appraisals of new transport proposals. Reduce the need to travel through integrating land use and transport and encourage the provision of Travel Plans. Recognise road building as the last option, ensure all non-road building options are fully considered first. The Local Plan should not support specific infrastructure project where it will prejudge the outcome of a full EIA.	Policy supports improvements to public transport to become a viable alternative to the private car. The improvement of the highway network is supported. Policy also supports improvements to bus, cycle and walking networks. Policy prioritises new development in the most sustainable locations accessible by a range of modes of transport. Improvements to public transport and active travel networks will contribute towards reducing carbon emissions.
263	Redrow Homes Ltd	013	Sufficient infrastructure needed where growth is planned.	The Local Plan policy requires transport infrastructure to be delivered alongside new development.
28	Sport England	020	Emphasis on Active Travel is focussed on walking and cycling. Should ensure cycle and walkways are accessible to those with disabilities to allow them to take part in physical activity.	Development is required to be fully accessible to all sections of the community such as by providing tactile paving surfaces, dropped kerbs, segregations of pedestrians and cyclists, ramps and handrails.

24. Are there any other key issues relating to transport and accessibility you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
67	Transport for Greater Manchester	008	Consider role of 'Street for All' initiatives in Local Plan. Make sustainable transport a natural choice through the location, form and design of new development promoting sustainable transport choices.	Development will be required to consider the 'Streets for All' principles and to ensure that sustainable transport modes are considered at the earliest stages in the design process.
317	Warburton Parish Council	024	Do not diminish role of private car as brings people from further in to Borough. Urgent attention needed on Warburton Toll Bridge.	Noted

25. Is there any other key evidence relating to transport and accessibility you feel the Local Plan should have regard to?

25. Is there any other key evidence relating to transport and accessibility you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	024	No expansion at Manchester Airport. Adding to air pollution and destroying Green Belt.	Manchester Airport is located outside of Trafford borough and therefore expansion of Manchester Airport is outside the scope of the Local Plan.
283	Derwent Estates Ltd	021	Key to reference accessibility. Standard methodologies should be used and considered.	Development will be required to be fully accessible to all.

25. Is there any other key evidence relating to transport and accessibility you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	025	What evidence to justify HS2? Transport needs of the north should be prioritised. What evidence is needed for traffic free routes?	The Local Plan references HS2, but decisions relating to HS2 are not within the remit of the Local Plan
239	Mr Jeremy Williams	022	Business case for national infrastructure projects (i.e. HS2) is evaporating.	The Local Plan references HS2, but decisions relating to HS2 are not within the remit of the Local Plan
310	Mr Pete Abel	006	Reference support work by GM Walking and Cycling Commissioner and plans to develop walking and cycling networks and protected routes - Made to Move and Beelines programmes. Reference GM Transport 2040 Strategy.	Greater Manchester transport strategies are linked up with and referenced in the Local Plan.
349	Royal London Asset Management	017	HS2 and Northern Powerhouse Rail Growth Strategy - identifies major public transport schemes and importance of proposed road schemes.	This has been considered in the development of transport policy.
67	Transport for Greater Manchester	009	GMSF Transport studies are listed.	These have been considered in the development of transport policy.
317	Warburton Parish Council	025	Congestion at Warburton Toll Bridge.	Noted

26. Do you think the key issues identified and how the Local Plan could address the key issues in relation to design and place shaping is appropriate?

26. Do you think the key issues identified and how the Local Plan could address the key issues in relation to design and place shaping is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	025	Dealt with in earlier comments.	Earlier comments have been responded to.
283	Derwent Estates Ltd	022	Local Plan to provide advice to understand urban design and place shaping ambitions at early stage. No design requirements that would impact on DM proposals without proper consultation. Ambitions that would require detailed guidance for them should be clearly identified in the Local Plan.	Design policy requires development to be of good design quality so that it enhances the character and quality of the local area. A separate Design Guide is being developed.
145	Friends of Carrington Moss	026	Trafford should have a "theme" like the Manchester Bee - something signifying aim to be a digital hub. Guidance on tall buildings should include appropriate locations, security, safety, accessibility etc. Landscape should not be dominated by tall buildings in inappropriate places.	The Local Plan supports the expansion of digital infrastructure to meet the needs of business and communities. Development will be required to be appropriate to its context including addressing height and massing, not have an adverse impact on public safety, be fully accessible to all.
344	Galliford Try Partnership and Trafford Housing Trust	019	Agree with the key issues but policies must be flexible and not too prescriptive regarding detail of design so as to not stifle innovation or design solutions.	Noted

26. Do you think the key issues identified and how the Local Plan could address the key issues in relation to design and place shaping is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	024	Not sure the Local Plan has much of a role. It should be delegated to much more locally defined plans specific to each town.	The Local Plan includes Place Policies to address the different issues of different areas of Trafford.
352	HEREF Trafford Park Property Unit Trust (Harbert)	005	Harbert will work with other landowners within the Wharfside Development Framework to create a deliverable masterplan that contributes towards place making. Future development in this area must respond to the change as well as creating holistic pedestrian and cycleways within the area. Further guidance on tall buildings is welcomed.	The Local Plan contains an Area of Focus policy on Trafford Wharfside that sets out requirements for development proposals in the area. Development will be required to be appropriate to its context including addressing height and massing,
196	Manchester United Football Club	005	MUFC will work with other landowners within the Wharfside Development Framework to create a deliverable masterplan that contributes towards place making. Future development in this area must respond to the change as well as creating holistic pedestrian and cycleways within the area.	The Local Plan contains an Area of Focus policy on Trafford Wharfside that sets out requirements for development proposals in the area. Proposals in Wharfside will be required to enhance canalside walkways. Transport policy supports enhancements to pedestrian and cycling infrastructure.
350	Mr Jeremy French	011	Agree in principle. All policies must be flexible, avoid being prescriptive to ensure they are in keeping with area.	Noted
302	National Trust	013	Yes	Noted.

26. Do you think the key issues identified and how the Local Plan could address the key issues in relation to design and place shaping is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	004	Should encourage development of low impact housing combining tradition building techniques with sustainable innovation.	Noted.
349	Royal London Asset Management	018	Supports policy GM19 Design in draft GMSF - setting out benefits of excellent design standards. Local Plan should build on these principles.	Local Plan design policy is in line with GMSF 2020 but is also specific to Trafford
28	Sport England	021	Yes broadly.	Noted.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	013	Important or new developments to address high quality design, functionality, protecting amenity, security and accessibility. Site submission detailed.	Design policy requires development to improve the character of the area, be functional for local infrastructure, protect amenity, not have an adverse impact on safety and be fully accessible to all sections of the community.
281	The Church Commissioners for England	015	Supported, particularly need for master planning that complements existing surroundings whilst meeting sustainability requirements.	Design policy supports development proposals that improve the character of the local area and provide sustainable design and construction.
317	Warburton Parish Council	026	Yes	Noted.

27. Are there any other key issues relating to design and place shaping you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	015	Avoid prescriptive policy approach to ensure flexibility and reflect local demand (NPPF, para 61)	Design policy is in line with NPPF allowing a degree of variety in design to be tailored to the circumstances in each place where this would be justified.
18	Altrincham Neighbourhood Business Plan - Design Panel		Promote town centre parks and open spaces.. Commission design codes/masterplans for redevelopment of centres, avoid piecemeal development. Enforce planning conditions - starting construction.	Policy protects and seeks to enhance open space including in town centres. Any design codes and masterplans must be in line with the Local Plan. Planning conditions will be enforced as part of the development management process.
283	Derwent Estates Ltd	023	If DM decisions are likely to reference more detailed separate guidance that is to be produced then it should be referred to in principle within the Local Plan. It should not be introduced and given full weight without it being referenced in the Local Plan. such guidance should not impact on development delivery.	Local Plan design policy reflects and is in line with the design guide. The Design Guide is referenced as evidence base for the Local Plan.

27. Are there any other key issues relating to design and place shaping you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	027	How can spaces be shared? Retail, daytime / night-time economy, different religious groups, under used churches. Promoting parks and greenspaces should be a key theme for design and place shaping, including how to accommodate other species as well as residents.	Policy supports mixed use development in appropriate locations. Policy protects a network of greenspaces across Trafford.
291	HIMOR (Carrington) Ltd	013	Local Plan needs to balance policy requirements and balance with viability. Understand the implications of policy. The Council should prepare a design guide to consider design issues through the development management process.	Viability is considered in the development of the Local Plan. A Trafford Design Guide will be produced.
305	P. J. Thompson	014	Identify former place boundaries with street lamp signs. Reinstate name plates around Altrincham Market area. Local people identify with "places", don't force a whole Trafford identity.	The Local Plan does not specifically mention street lamp signs or name plates. However, design policy requires development to be appropriate to local character of the area.
310	Mr Pete Abel	009	Support new development to cut energy demand; encourage efficient energy use; maximise renewable energy generation. Reflect para 95 of NPPF.	Policy supports development that minimises resource consumption and carbon emissions through sustainable design and construction. Proposals for renewable energy are be supported.
263	Redrow Homes Ltd	014	Avoid prescriptive approach (on density, design, mix etc.) to be flexible and reflect demand as per NPPF para 61.	Design policy supports development that is appropriate to local character but is flexible in line with the NPPF.
28	Sport England	022	Ensure development design gives the opportunity to take part in physical activity and is a key consideration in tackling health and well-being inequalities. Active Design guidance should be used to incorporate principles in new development.	Green infrastructure policy supports the promotion of physical activity. An attractive network of pedestrian and cycle routes is supported to also promote physical activity. Policy supports active travel routes and protect green infrastructure.

27. Are there any other key issues relating to design and place shaping you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
281	The Church Commissioners for England	016	Dialogue with LPA and stakeholders through design process prior to submitting application.	Dialogue with LPA and stakeholders prior to submitting a planning application is encouraged by national policy and guidance.
317	Warburton Parish Council	027	No	Noted

28. Is there any other key evidence relating to design and place shaping you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	016	Adopt national space standards for housing and Manual for Streets. Sustainable Development Scorecard thescorecard.org.uk - assesses development contribution to pillars of sustainable development as defined by NPPF. Design related principles of adopted ANBP as a benchmark for other centres. Clearer reference to Decent Homes standard, Lifetime Homes, Building for Life and Secured by Design. Positively involve Places Matter and ANBP Design Panel.	Residential development will be permitted provided it complies with national space standards for housing. The Local Plan will comply with the presumption in favour of sustainable development as defined by the national policy throughout.
283	Derwent Estates Ltd	024	Reference any documents likely to be cross referenced in DM decisions so policy framework is clear.	Documents likely to be cross referenced in DM decisions are included where possible in the justification of the policy text.

28. Is there any other key evidence relating to design and place shaping you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	028	What environmental targets aiming to achieve? What evidence needed about benefits of green space? Is the ecological value understood and recognised?	Policies have been drafted in line with national and GMSF 2020 requirements.
348	Mr Graham Fawcett	025	The Altrincham Neighbourhood Plan has dealt with a lot of these issues. For 1 of the 4 Trafford towns.	Regard to The Altrincham Neighbourhood Plan has been paid in the development of the Local Plan.
317	Warburton Parish Council	028	No	Noted.

29. Do you think the key issues identified and how the Local Plan could address the key issues in relation to infrastructure and planning obligations is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	016	Must be related in scale and kind to development (NPPF, para 56) to not impact deliverability. Obligations should not effect deliverability of plan, should be critically assessed prior to adoption and must be consulted on with key stakeholders to ensure appropriate, consistent with NPPF and justified.	Planning Obligations policy is in line with NPPF. All policies in the Local Plan shall be fully assessed, consulted on and be consistent with the NPPF.

29. Do you think the key issues identified and how the Local Plan could address the key issues in relation to infrastructure and planning obligations is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	025	No. Key Issues needs to refer to CIL, its effectiveness to contribute to specified infrastructure requirements that are considered necessary to deliver plan led growth. Need a trajectory for infrastructure delivery to plan and adjust as requirements emerge. Review CIL so infrastructure requirements are appropriate, feasible and reasonable. NPPF states it is up to LPA to ensure scale and type of obligations are reasonable and justified and will not impact on plan targets.	Planning Obligations policy sets out that the Council will continue to apply the CIL charging schedule. There will be an Annual Infrastructure Statement to identify CIL spending and identify priorities for CIL funds. The necessary infrastructure needed to support the level of growth is identified and guided by an Infrastructure Development Plan
145	Friends of Carrington Moss	029	Need more emphasis on Trafford needs (not GMSF) and how will engage with communities to understand requirements. Resolving infrastructure requirements could address other issues.	The Local Plan addresses issues specific to Trafford. The Local Plan requires new development to meet all necessary infrastructure needs.
344	Galliford Try Partnership and Trafford Housing Trust	020	Local Plan should be supported by an Infrastructure Plan to identify future needs based on identified need in GMSF and Local Plan. Consideration needed for how infrastructure is delivered and managed, planning for cumulative impact of development.	There is an Annual Infrastructure Statement to identify Section 106 and CIL spending and identify priorities for planning obligations and CIL funds. The necessary infrastructure needed to support the level of growth identified shall be guided by an Infrastructure Development Plan
348	Mr Graham Fawcett	026	Yes.	Noted

29. Do you think the key issues identified and how the Local Plan could address the key issues in relation to infrastructure and planning obligations is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
289	Harlex Property	011	Be clear on CIL and if it will remain, be reviewed or rescinded.	The Local Plan sets out that the Council will continue to apply the CIL charging schedule or its replacement.
291	HIMOR (Carrington) Ltd	015	Supports the approach to infrastructure delivery and CIL. CIL will deliver legal certainty, a sub-regional infrastructure and the mitigation of cumulative impacts. A broader range of developments, improved transparency, certainty and predictability to the level of contribution is required. A robust approach to Affordable Housing and local site requirements ensuring development is viable is required.	Support noted. CIL provides transparency, certainty and predictability. The Local Plan will be subject to viability appraisal in line with NPPF
239	Mr Jeremy Williams	023	No. Acute problems of overcrowded metrolink, infrequent limited services etc. Should not require a period of 20 years (2040 Transport Strategy) to be resolved.	Transport policy promotes improvements of the Metrolink network.
302	National Trust	014	Concern that New Carrington is piecemeal development without master planning. Development should be phased and developer contributions sought.	A New Carrington Masterplan has been developed for the GMSF 2020, which sets out phasing and infrastructure.
349	Royal London Asset Management	019	Local Plan needs to be supported by an Infrastructure Plan. Important to update Planning Obligations and CIL documents to make allowances for development allocated through GMSF to assist in delivery of infrastructure and ensure double contributions don't compromise deliverability.	The necessary infrastructure needed to support the level of growth identified is guided by an Infrastructure Development Plan. There is an Annual Infrastructure Statement to identify Section 106 and CIL spending and identify priorities for planning obligations and CIL funds.

29. Do you think the key issues identified and how the Local Plan could address the key issues in relation to infrastructure and planning obligations is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	023	Yes,. Tackling the cumulative impact is welcomed.	Support noted.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	014	Infrastructure Policy should identify suitable development to unlock growth and encourage investment in Trafford.	The necessary infrastructure needed to support the level of growth identified is guided by an Infrastructure Development Plan.
281	The Church Commissioners for England	017	Supported.	Support noted.
317	Warburton Parish Council	029	Consider local neighbourhood plans in rural areas.	Trafford's Development Plan will comprise of any adopted Neighbourhood Plans.

30. Are there any other key issues relating to infrastructure and planning obligations you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
275	Accrue (Forum) 1 LLP	017	Core Strategy's approach on Affordable Housing unclear. Local Plan must base requirements on clear, justified, robust evidence. Local Plan should recognise private rent as part of affordable sector.	Policies throughout the Plan are based on a clear, justified and robust evidence base. Private rent is considered as part of affordable sector
283	Derwent Estates Ltd	026	Set out hierarchy of obligations and which will be given more weight. NPPF suggests AH should be prioritised.	All planning obligations are required to meet the required infrastructure to serve new development.
145	Friends of Carrington Moss	030	How can infrastructure be shared across districts? How can community be involved in identifying requirements?	Infrastructure requirements for new development have been identified through the Local Plan and GMSF evidence base to ensure that opportunities for cross boundary infrastructure delivery have been identified.
344	Galliford Try Partnership and Trafford Housing Trust	007	Agree it is the role of the Local Plan to set developer contributions. It is fundamental to plan's effectiveness that planning for infrastructure is based on a comprehensive understanding of what is feasible and viable.	Support noted.
348	Mr Graham Fawcett	027	No.	Support noted.
289	Harlex Property	012	Any CIL / planning obligation review must not delay delivery of sites that are ready to come forward in the short term.	Noted.

30. Are there any other key issues relating to infrastructure and planning obligations you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
291	HIMOR (Carrington) Ltd	014	Lack of clarity between GMSF and future Local Plan IDP. Local Plan should reflect on and provide local detail to GMSF. Consideration needed to CIL and other mechanisms stemming from GMSF. Encourage early and detailed engagement with Highways England and the SRN.	The GMSF provides the strategic context, whilst the Trafford Local Plan identifies more detailed schemes. Highways England are a consultee in the preparation of both the GMSF and Local Plan.
239	Mr Jeremy Williams	024	M56 should be resurfaced with low-noise material and sound fences.	This is not within the scope of the Local Plan.
305	P. J. Thompson	015	Chicanes needed at Oldfield Brow. HS2 station should be at existing Airport Station.	These issues are not within the scope of the Local Plan.
315	Peak and Northern Footpaths Society	001	Securing S106 funding for improving and enhancing public access and rights of way through developer agreements.	Policy sets out that planning obligations will be sought for active travel schemes and green infrastructure.
263	Redrow Homes Ltd	016	Land east and west of Warburton Lane should be allocated as residential extension to Partington and fall in "cold" zone for AH and CIL.	The land is part of the New Carrington allocation in the GMSF 2020. Affordable housing requirements for this site will be set future policy for New Carrington.
317	Warburton Parish Council	030	No	Noted.

31. Is there any other key evidence relating to infrastructure and planning obligations you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	027	Update CIL Charging schedule following updated viability analysis including all plan obligations (plus building regs).	The Trafford CIL Charging Schedule (2014) remains the adopted policy, any review of this document will be considered against emerging Local Plan Viability Evidence.
145	Friends of Carrington Moss	031	Understand the best approach for collecting community information. How can we share skills etc. with neighbouring authorities?	The Infrastructure Development Plan will identify the social, economic and environmental infrastructure required to support the development and growth set out in the Local Plan.
344	Galliford Try Partnership and Trafford Housing Trust	021	Need comprehensive plan for infrastructure and developer contributions. Council is failing to keep pace with development despite CIL and S106 mechanisms, prioritise resolving most significant infrastructure shortcomings. Resources should be pooled to resolve severe deficiencies. Plan should be costed and reviewed through Local Plan examination.	The Infrastructure Development Plan identifies the social, economic and environmental infrastructure required to support the development and growth set out in the Local Plan.
348	Mr Graham Fawcett	028	No.	Noted.
289	Harlex Property	013	CIL should be reviewed, it has a negative impact on delivery of Affordable Housing.	There is an Annual Infrastructure Statement to identify Section 106 and CIL spending and identify priorities for planning obligations and CIL funds.

31. Is there any other key evidence relating to infrastructure and planning obligations you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	025	Identified evidence in GMSF has been incorrectly assessed and the Local Plan should not be based on it.	The GMSF has a thorough evidence base and the draft Local Plan reflects the GMSF 2020 along with Trafford evidence.
263	Redrow Homes Ltd	015	Obligations must fairly relate to scale and kind of development and be evidence based, onerous requirements hinder deliverability. Obligations must be assessed prior to adoption through consultation with key stakeholders. Without this plan could be inconsistent with NPPF and not justified. AH policy, CIL and corresponding boundaries must be updated to reflect current market. ensure new housing allocations are assessed fairly in same way proposals within existing communities would be.	Policy requires planning obligations only if they are reasonable and related in scope to the development. Housing allocations are required to provide the necessary infrastructure to support the development in line with the evidence base.
349	Royal London Asset Management	020	Local Plan should have full regard to HS2 and Northern Powerhouse Rail Growth Strategy (March 2018).	The draft Local Plan has had regard to proposals for HS2 and the Northern Powerhouse Rail Growth Strategy (March 2018).
28	Sport England	024	Playing Pitch Strategy contains Housing Growth Scenarios to help determine where and how to meet current and future demand. Guidance available for creating other strategies.	The draft Local Plan has had regard to the Playing Pitch Strategy as part of the evidence base.
317	Warburton Parish Council	031	No	Noted.

32. Do you think the key issues identified and how the Local Plan could address the key issues in relation to climate change is appropriate?

32. Do you think the key issues identified and how the Local Plan could address the key issues in relation to climate change is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	026	Limitation of the plan. Definition of renewables and Low Carbon Generation is not specified. A56 is a pollution blackspot - sensitive uses should not be granted permission there, e.g. nursery. Pollution reduction should be enshrined in planning decisions.	Renewables and low carbon are defined by the justification text of policy on renewable and low carbon energy in new development. Policy states that a range of measures will improve air quality such as through locating development in most sustainable locations, promoting public transport, including green infrastructure and promoting active travel links.
283	Derwent Estates Ltd	028	Appropriate and balanced.	Support noted.
145	Friends of Carrington Moss	032	Gaps: benefits of restoring and preserving Carrington Moss peat bog; how community can be involved in climate change initiatives; promoting traffic free routes; protecting green spaces.	The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. Community initiatives are not directly within the scope of the Local Plan. Transport policies protect and enhance existing active travel routes, as well as supporting new routes. Local Policy also supports the provision of green spaces.
285	Friends of Turn Moss	001	Yes	Noted.

32. Do you think the key issues identified and how the Local Plan could address the key issues in relation to climate change is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	029	Yes.	Noted.
291	HIMOR (Carrington) Ltd	016	Generally supportive of using low carbon and renewable energy to address climate change but Local Plan should not repeat national guidance.	Support noted. The Draft Local Plan is Trafford specific whilst being in line with national guidance.
302	National Trust	015	Strongly support suitable renewable energy / energy saving developments.	The Draft Local Plan supports renewable and low carbon energy.
116	Natural England	009	Local Plan should address impact of air quality on the natural environment, particularly traffic from new development in relation to SSSI etc. SA and HRA should consider detrimental effects on natural environment, suggest avoidance and mitigation where possible. Should consider proposals likely to generate nitrogen emissions as a result of traffic generation and the damage they can do to the natural environment. Effects of local roads on nature conservation sites and impact of air quality on the wider road network can be assessed using traffic projections followed by local Air Quality modelling where required. APIS provides searchable database and information on pollutants and their impacts on habitats and species.	Local Plan policy promotes a range of measures to improve air quality and the natural environment. The draft Local Plan is supported by an Integrated Assessment Report and HRA. Policy supports development that includes measures to minimise air pollution at the design stage.

32. Do you think the key issues identified and how the Local Plan could address the key issues in relation to climate change is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
116	Natural England	013	Consider climate change adaption, recognise role of natural environment to deliver measures that reduce climate change impacts. Avoid factors that worsen climate change and protect natural environment's resilience to it. GI and resilient networks play an important role in climate change adaption.	Climate change policy expects development to demonstrate what climate change adaption measures have been put in place. Natural environment policy ensures the protection and enhancement of the natural environment and also green infrastructure.
307	Peel Holdings (Land and Property) Limited	008	Include reference to low carbon energy in statement: "Encourage the development of appropriate renewable energy in suitable areas in Trafford."	Policy supports proposals for low carbon and renewable energy.
349	Royal London Asset Management	021	Supports key issues identified.	Support noted.
281	The Church Commissioners for England	018	Supported.	Support noted.
317	Warburton Parish Council	032	Yes	Noted.

33. Are there any other key issues relating to climate change you feel the Local Plan could address?

33. Are there any other key issues relating to climate change you feel the Local Plan could address?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	014	Cycle Policy	Local Plan policy supports the enhancement of cycling infrastructure.
279	Breathe Clean Air Group	002	Air pollution crosses boundaries. Council's Air Pollution team should consider risks from pollution outside the Borough and ensure they are protecting residents from them. Council play major role in identifying air polluting processes, as EA do not measure it, and informing planning committee. Concerned about air pollution from all aspects. Every new home contributes to climate change, increases vehicles. Every Plan App should have carbon dioxide, and other pollutants, assessment including up to date assessment of ambient air pollution. Monitoring of traffic pollution is DEFRA compliant but should be extended. Developments bringing more traffic in to M60 corridor should be restricted. Allow free flowing traffic to prevent "idling" at traffic lights and outside schools.	The GMSF provides the strategic sub-regional level of policy on air quality. The impact of air quality is considered from all sources. Policy requires all new development to minimise carbon emissions and will also require development over a certain size to meet a certain amount of its energy needs from renewable or low carbon energy sources. Policy s also ask proposed development to minimise air pollution at the design stage. Policy helps improve air quality though locating development in sustainable locations and also improve public transport to reduce reliance on private cars. Transport policy supports the improvement of the highway network to ensure it operates in an environmentally safe manner.

33. Are there any other key issues relating to climate change you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
279	Breathe Clean Air Group	003	Industrial sites should not be located close to dwellings. Incineration emits chemicals and heavy metals, recycle as much as possible before incineration.	Employment policy requires development to not have a detrimental impact on nearby land uses. Design policy protects the amenity of sensitive land uses from industrial development. Waste policy requires new waste management facilities to be consistent with the waste hierarchy.
279	Breathe Clean Air Group	004	Carbon fuel power generation produces CO2 and NO2. New large scale power generation should only be allowed if solar, wind or hydro powered. Fracking should be banned - release of methane and use of toxic chemicals. Water becomes contaminated and threat of tremor. Large scale biomass emits pollutants. Trafford should declare itself a Biomass Free Zone. Wood burning appliances are a health risk and should be banned. GMCA funds installation of alternative energy heating, including wood burners, but Trafford must not allow them.	Policy supports proposals for low carbon and energy technologies. The GMSF opposes fracking. Wood burning appliances are outside of the scope of the Local Plan.
280	Dr Charlotte Starkey	027	Carbon reduction in Council offices and street lighting.	Policy expects development to minimise carbon emissions through sustainable design and construction features.

33. Are there any other key issues relating to climate change you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	033	Support national strategy to conserve and enhance peat bog. New development impacting Carrington Moss should not be approved as it is contrary to climate change aspirations. Community must be involved in climate change initiatives, encouraging installation of solar panels. Traffic free routes is a key pillar of sustainable transport. Fully protect existing green spaces, need for residents health and wellbeing.	The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan. Local Plan policies support renewable and low carbon energy, including solar panels. Sustainable transport policies supports public transport and active travel to reduce car use. Policy supports the protection and enhancement of green spaces.
285	Friends of Turn Moss	002	Solar panels on buildings when being refurbished if viable, including considering cost of vandalism. Encourage cycling by installing facilities for storage and security at Turn Moss. Oppose any development at Turn Moss that harms local environment.	Local Plan policies support renewable and low carbon energy, including solar panels. Transport policies support enhancements to cycling infrastructure.
348	Mr Graham Fawcett	030	No.	Noted
305	P. J. Thompson	017	Needs mention of Airport contribution to Climate Change.	Manchester Airport is outside the scope of the Local Plan.

33. Are there any other key issues relating to climate change you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	007	Reflect clear targets on renewable energy generation. Local Plan should be clear that proposals should evidence contribution to reducing greenhouse gas emissions and vulnerability to climate change. Evidence based local CO2 reduction targets reflecting national commitments. Reflect target to achieve carbon neutrality by 2038. Recognise benefits of community owned renewable energy generation proposals which should be actively supported, facilitating through the planning process. Should be a presumption in favour of supporting these uses as they contribute to sustainable development.	Policy requires development over a certain size to meet a certain amount of its energy needs through renewable and low carbon energy. Development is required to demonstrate how climate change has been considered in the design of development. The Local Plan reflects national and local targets on reducing carbon emissions. Local Plan policies support renewable and low carbon energy.
313	United Utilities Water Limited	006	Climate change policy should consider matters wider than energy, e.g. the long term impact of flood risk as per NPPF para 149. Climate change a significant challenge, greater risk of drought, flood and increased pressure on drainage systems. Controlling development and implementing on site measures into new development can help reduce impact.	Climate change policy supports developments that are adaptable to increases in extreme weather events, such as drought and flooding.
317	Warburton Parish Council	033	Appropriate locations for renewable energy sources. Promote electric vehicles and subsidised charging points.	Local Plan policies supports renewable energy at appropriate locations. Policy expects all types of development to make provision for electric vehicle charging points appropriate to the scale and type of development

34. Is there any other key evidence relating to climate change you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
279	Breathe Clean Air Group	001	Breathe Clean Air Group campaigning to prevent construction of Barton Renewable Energy Plant. Gained broader understanding of air pollution and climate change, strategies to reduce or prevent unhealthy air.	The Local Plan has had regard to evidence base on air pollution and climate change.
283	Derwent Estates Ltd	029	Welcome approach to not cross reference approaches that have different ambitions for low carbon / low impact economy, e.g. BREEAM. Broad based view is appropriate not approach with standards that are in conflict with Local Plan methodology and ambitions.	Support noted
145	Friends of Carrington Moss	034	Updated and credible air and pollution statistics relating to road networks. Renewable energy levels currently in use in Trafford and what are targets should be.	Local Plan has had regard to evidence base related to air pollution and renewable energy in Trafford.
285	Friends of Turn Moss	003	No	Noted.
348	Mr Graham Fawcett	031	No.	Noted.
291	HIMOR (Carrington) Ltd	017	Fixing the Foundations The Housing Standards Review - identified energy standards in new housing is solely for building regulations with no optional standards. Deregulation Act 2015 put in place changes from the Housing Standards Review, including amendment to Planning and Energy Act2008 - removed ability to require higher than Building Regs energy efficiency standard for new homes.	Local Plan has had regard to these documents.

34. Is there any other key evidence relating to climate change you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	008	Carbon neutrality - Tyndall Centre Research commissions by GM Green Summit in March 2018	Local Plan has had regard to evidence base on carbon neutrality.
317	Warburton Parish Council	034	No	Noted.

35. Do you think the key issues identified and how the Local Plan could address the key issues in relation to water is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	028	Carrington Moss is contaminated and needs to be addressed. Bridgewater Canal is polluted from boating community, danger to bird life.	Policy states that development will only be permitted on contaminated land where the contamination can be managed or remediated. Policy does not support development that has an unacceptable impact on water pollution.

35. Do you think the key issues identified and how the Local Plan could address the key issues in relation to water is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	030	No. Sequential test and consideration of SuDS should only be considered where necessary - blanket application is unreasonable and inconsistent with national policy. Safeguarding land for future flood management only justified where demonstrated through Local Plan that reasonable prospect of delivering in plan period.	Flood risk policy seeks to manage development in areas at risk of flooding. This will involve where necessary a sequential approach to determining the suitability of land for development. Policy requires flood mitigation measures such as SuDS appropriate to the use and location.
145	Friends of Carrington Moss	035	How will the risks to neighbouring properties be addressed if regularly flooded land is developed?	Flood risk policy seeks to manage development in areas at risk of flooding and require development to incorporate flood mitigation and management measures where necessary.
285	Friends of Turn Moss	004	Yes	Noted.
348	Mr Graham Fawcett	032	Yes.	Noted.
239	Mr Jeremy Williams	026	Yes, broadly. Too much jargon - needs explanations.	Noted.

35. Do you think the key issues identified and how the Local Plan could address the key issues in relation to water is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
307	Peel Holdings (Land and Property) Limited	009	Suggests approach is contrary to the provisions of NPPF "require all developments to apply the Sequential Test to development proposals, and if necessary the Exceptions Test.". NPPF identifies where planning applications come forward on sites allocated through sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied.	Flood risk policy only requires a sequential approach where necessary.
281	The Church Commissioners for England	019	Supported, but sequential test should be applied where appropriate and not across all development.	Flood risk policy only requires a sequential approach where necessary.
313	United Utilities Water Limited	007	Supports inclusion of water as a key issue but prefer title of "Water, Flood Risk and Exemplary Sustainable Drainage".	Local Plan policy includes water management, flood risk and sustainable drainage.
317	Warburton Parish Council	035	Yes	Noted

36. Is there any other key issues relating to water you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	029	More comprehensive understanding of flood risk required in planning approvals. Any development along water courses will impact upstream sites and existing development. Environment Agency showing "no risk" for flooding is often erroneous. Need comprehensive vision of waterways and flood risk, not reliance on desk based studies.	An evidence base for flood risk has been be taken account of in the preparation of the Local Plan and policy requires a Flood Risk Assessment at planning applications stage where necessary.
145	Friends of Carrington Moss	036	Peat Moss helps retain water and improve drainage, risk to neighbouring areas if this land is developed. Flood Risk and risk of contaminations. Carrington Country Park could include a lake for local wildlife to drain water in to from surrounding land.	Flood risk policy seeks to manage development in areas at risk of flooding and requires development to incorporate flood mitigation and management measures where necessary.
285	Friends of Turn Moss	005	Management of flood plan with Environment Agency. Turn Moss is flood Zone 3 - no drainage installed that carries water to local waterways or surface water sewers. Accommodate all water on site. Safeguard Turn Moss for flood water management. Do not consider development that would increase surface water run off.	The Environment Agency are engaged throughout the preparation of the Local Plan. The areas safeguarded for flood management are Sale Water Park Flood Storage Area and Timperley Flood Storage Area. Policy requires development to incorporate flood mitigation and management measures where appropriate.
348	Mr Graham Fawcett	033	No.	Noted.

36. Is there any other key issues relating to water you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	027	What is meant by "sufficient scale"?	Policy requires development to incorporate flood mitigation and management measures where appropriate.
116	Natural England	011	Local Plan should consider strategic impact on water quality and resources as per NPPF para 170. Plan should address flood risk management as per NPPF paras 155-161. Local Plan policies should protect habitats from water related impacts and seek enhancement if appropriate, focussed on N2K sites, SSSIs and local sites that contribute to wider ecological network. Positively reduce flood risk by using GI policies and the provision of SUDs.	Policy requires development where necessary to incorporate measures to reduce flood risk such as SuDS, avoid adverse impacts on water quality and enhance green infrastructure where possible. Natural environment policy protects Trafford's natural environment assets including waterways.
313	United Utilities Water Limited	010	New development should manage surface water run off sustainably as per NPPF para 165 and NPPG. Policy should set the hierarchy of drainage options for surface water. Include site specific policies that identify the need for applicant to fully investigate surface water hierarchy on allocated sites. Surface Water hierarchy approach must be rigorous and consistent. Important as large part of the borough in a Critical Drainage Area. Major development and sites in flood risk areas need sustainable drainage systems, which should be reflected in policy. In Critical Drainage Area should be standard policy requirement regardless of site size. Policy wording on surface water management provided. Wording for allocations provided.	Policy requires development to incorporate appropriate flood mitigation and management measures. Measures will be required to reduce surface water runoff through SuDS as appropriate and as identified in the SFRA and taking into account the hierarchy of drainage options.

36. Is there any other key issues relating to water you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
317	Warburton Parish Council	036	No	Noted.

37. Are there any other key evidence base relating to water you feel the Local Plan should have regard to?

37. Are there any other key evidence base relating to water you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	030	Cleanse water courses of Carrington Moss. Ensure sewer run-offs remain free flowing after highways works.	Policy requires development where necessary to incorporate measures to avoid adverse impacts on water quality and enhance green infrastructure where possible. Natural environment policy protects Trafford's natural environment assets including waterways.
145	Friends of Carrington Moss	037	Credible information about water levels throughout Borough, not just River Mersey.	The Local Plan evidence base and policy incorporates all waterways in Trafford.
285	Friends of Turn Moss	006	Environment Agency flood data and previous planning application objections to development of Turn Moss.	Environment Agency flood data has been included as part of the evidence base to inform the draft Local Plan.

37. Are there any other key evidence base relating to water you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	034	No.	Noted.
239	Mr Jeremy Williams	028	Reference role of water utilities in controlling flood risk, their approach needs to be consistent with the Council's.	Policy requires development to be satisfactorily served in terms of water utilities. Development will be required to incorporate flood mitigation and management measures appropriate to the use and location.
116	Natural England	012	Local Plan should be based on updated evidence base on the water environment. River Basin Management Plans should inform proposed development and implement the EU Water Framework Directive, outline main issues and actions needed to tackle them.	The Local Plan is based on an up to date evidence base and statutory framework on the water environment.
317	Warburton Parish Council	037	No	Noted.

38. Do you agree that the Local Plan should include policies on minerals and waste, signposting to the Joint Minerals and Joint Waste plan respectively?

38. Do you agree that the Local Plan should include policies on minerals and waste, signposting to the Joint Minerals and Joint Waste plan respectively?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
314	Mr Cedric Knipe	009	Yes.	Support noted.
280	Dr Charlotte Starkey	031	Little evidence of any substantial minerals and waste policy in the Borough. GM has a poor record re industry and effluent. "Signposting" is a meaningless word.	Minerals and Waste policy are in line with and support the sites identified through the Greater Manchester Joint Minerals Development Plan and the Greater Manchester Joint Waste Development Plan.
145	Friends of Carrington Moss	038	Yes.	Support noted.
348	Mr Graham Fawcett	035	Yes.	Support noted.
239	Mr Jeremy Williams	029	No. Minerals plan does not have maps so locations cannot be determined. Need to indicate what "sustainable minerals development" means for Trafford. Concern over fracking, Areas of Search in Green Belt etc. and how they impact residents of Trafford, the implications need to be articulated in the Local Plan.	The Greater Manchester Joint Minerals Development Plan does contain maps of locations identified in policies. Development proposals will be required to have full regard to the environmental, social and economic impacts on Trafford. The GMSF opposes fracking.

38. Do you agree that the Local Plan should include policies on minerals and waste, signposting to the Joint Minerals and Joint Waste plan respectively?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	010	GM Waste and Minerals plan non compliant with NPPF para 149 relating to coal phase out. Local Plan should include a presumption against open cast coal mining and ensure permission for it not usually granted unless criteria provided can be met.	Minerals and Waste policy is in line with and supports the sites identified through the Greater Manchester Joint Minerals Development Plan and the Greater Manchester Joint Waste Development Plan. There is no prospect of coal mining within Trafford.
310	Mr Pete Abel	011	Policies should reflect need to prevent exploration for and extraction of fossil fuels. All applications for such must demonstrate no adverse impacts of proposed development alone or in combination with others. Consider impact on water resources; air quality; seismic activity; local communities; emissions and climate change. Planning permission will not be approved until criteria provided can be met.	Minerals and Waste policy are in line with and support the sites identified through the Greater Manchester Joint Minerals Development Plan and the Greater Manchester Joint Waste Development Plan. There is no prospect of coal mining within Trafford. The GMSF opposes fracking.
281	The Church Commissioners for England	020	Supported.	Support noted.
317	Warburton Parish Council	038	Yes	Support noted.

39. Do you think the key issues identified and how the Local Plan could address the key issues in relation to historic environment is appropriate?

39. Do you think the key issues identified and how the Local Plan could address the key issues in relation to historic environment is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	032	Concern over Council's heritage management. Expensive restoration of neglected assets. Gives impression of Council that is neglectful and doesn't care. Preserve historic landscape as well as buildings, preserve the place too.	Historic environment policy requires development to preserve and where possible enhance heritage assets and their setting.
283	Derwent Estates Ltd	031	Provide appropriate advice so ambitions understood at early stage. Should not rely on non designated heritage assets not in Local List or published guidance document. Where more detailed guidance is needed should set out in Local Plan giving broad intent and purposes.	Policy sets out that the Council will identify heritage assets through the development of a Heritage Strategy, the maintenance of the Historic Environment Record (HER), an up to date Heritage at Risk Register, the preparation of a local list, supplementary planning documents, masterplans or development briefs, as appropriate and in addition, those heritage assets identified through the planning process, HER or Trafford's Historic Landscape Characterisation (HLC).
145	Friends of Carrington Moss	039	Green spaces are historic too, rich biodiversity in Carrington Moss should be recognised for its historic data.	Noted
287	Gladman Developments Ltd	005	Should refer to guidance in the NPPF (paras 195 -197) in relation to designated and non-designated heritage assets.	Policy is in line with NPPF.

39. Do you think the key issues identified and how the Local Plan could address the key issues in relation to historic environment is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	036	Not sure of the Local Plan around the historic environment, at least for where Conservation Area Plans already exist. Some conservation officers are needed to be able to enforce some of the plans.	The Local Plan provides policy on the historic environment and Conservation Area Appraisals and Management Plans shall provide more location specific guidance.
239	Mr Jeremy Williams	030	Yes but needs to be more convincing wording. Need to state meaningful effort to protecting and enhancing historic environment.	Historic environment policy seeks to protect and enhance heritage assets and their setting.
302	National Trust	016	Supportive but development of visitor infrastructure needs to be supported.	Culture and tourism policy support the development of visitor infrastructure at appropriate locations.
307	Peel Holdings (Land and Property) Limited	010	With respect to how Local Plan could address the key issue (number three) in order to avoid conflict with the NPPF and Town and Country Planning (Listed Building and Conservation Areas) Act 1990, policy wording should be supportive of proposals which preserve or enhance the character of conservation areas; preserve the significance of listed buildings and be permissive of the demolition of heritage assets where the public benefits would outweigh harm.	The Local Plan is in line with national guidance. Historic environment policy requires developers must demonstrate how their development will preserve the significance of, complement and enhance heritage assets and their settings
281	The Church Commissioners for England	021	Supported.	Support noted.
317	Warburton Parish Council	039	Yes	Support noted.

40. Are there any other key issues relating to historic environment you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	015	Update and consolidate conservation area appraisals and management plans - too many documents. Emphasise enhance and not protect. Only the best should be protected, not all.	Conservation Area Appraisals and Management Plans have recently been updated. Heritage policy includes both protection and enhancement of heritage assets.
314	Mr Cedric Knipe	010	Maintaining listed buildings.	Historic environment policy includes listing buildings.
280	Dr Charlotte Starkey	033	Areas form complex historical narrative, landscapes should be retrieved, saved and seen as the tourism opportunity they are.	Culture and tourism policy supports the development of visitor infrastructure at appropriate locations.
283	Derwent Estates Ltd	032	Consider regular review and update of CAA so they remain relevant, robust and consistent.	Policy I states that the Council will review Conservation Area Appraisals and Management Plans, and update where necessary.
145	Friends of Carrington Moss	040	Peat moss should be preserved and enhanced. Need to provide more info on the UK Peatland Strategy.	The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan.

40. Are there any other key issues relating to historic environment you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
292	Historic England	004	NPPF Paras 7 + 17 objective to conserve heritage assets for current and future generations, maintaining and improving the importance of a place. Plan for the maintenance and use of heritage assets and the delivery of development to make a positive contribution to local character and distinctiveness. Include policies to conserve and enhance the historic environment as the starting point for DM decisions and Neighbourhood Plans that come forward. Overall strategy to deliver conservation and enjoyment of heritage assets for future generations. May require policies on development types, use, design of new development, transport layout etc. All policy areas should consider impact on conservation and how historic environment can deliver other planning objectives. Ideas on how Strategy can be formed considering the historic environment submitted.	Historic environment policy addresses protecting, enhancing and how development must demonstrate how the significance of heritage assets and their setting is affected. Culture and tourism policy supports the development of visitor infrastructure at appropriate locations. The historic environment is considered throughout the Local Plan.
292	Historic England	005	<u>Development Management Policies</u> - NPPF expects detailed policies in Local Plan to determine planning applications. Should include specific historic environment policies to inform decisions and cross reference heritage issues. Key issues to consider have been submitted.	Local Plan is in line with national guidance. Conservation Area Appraisals and Management Plans shall provide location specific guidance to inform decisions along with Historic Environment policy.
292	Historic England	006	<u>Cross boundary issues</u> - can only be effectively addressed at larger than local scale. List of these types of issues submitted. Issues not always same as strategic policies in the Local Plan but likely a sub-set. Local circumstances may show strategic approach not needed, SA will help identify what is important for the area.	The GMSF provides strategic and sub-regional level on historic environment policy.

40. Are there any other key issues relating to historic environment you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	031	Roman heritage.	Noted
317	Warburton Parish Council	040	No	Noted.

41. Is there any other key evidence relating to historic environment you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	041	How is the "enjoyment of local people and visitors" measured?	This is not specifically measured
239	Mr Jeremy Williams	032	Should tackle more than "enjoyment of local people and visitors" - needs properly informed research, preservation and conservation, which is currently missing.	Heritage policy is supported by evidence base on the historic assets in Trafford.
317	Warburton Parish Council	041	No	Noted.

42. Do you think the key issues identified and how the Local Plan could address the key issues in relation to natural environment is appropriate?

42. Do you think the key issues identified and how the Local Plan could address the key issues in relation to natural environment is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	034	Why are green spaces and Green Belt being destroyed? Some GM officials believe Trafford should be focussed on. Council should care about local natural environment and not continue to damage it.	Natural environment policy defines Trafford's protected natural environment assets and requires development to consider the impact on the natural environment
283	Derwent Estates Ltd	033	Important that net gain is a positive tool, proposals demonstrating measurable net gain should be given substantial weight - not resisting proposals that could not reach threshold.	Natural environment policy includes biodiversity net gain.
145	Friends of Carrington Moss	042	How will net gain be calculated? How is ecological value determined? It must be measured quantitatively too.	Biodiversity Net Gain (BNG) will be calculated according to the DEFRA Metric and Natural England guidance that will accompany the introduction of BNG as a mandatory requirement of the planning system via The Environment Bill, with developers needing to demonstrate a 10% net gain. This will be via measurements of pre-development habitat quality, a pre-development 'score', the identification of any losses of habitats or new habitats that will be created as part of the development, and a post development score.
285	Friends of Turn Moss	007	Yes.	Noted.

42. Do you think the key issues identified and how the Local Plan could address the key issues in relation to natural environment is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
344	Galliford Try Partnership and Trafford Housing Trust	022	Agree overall. Proposed solutions should be reviewed regarding what can be realistically expected of proposals in light of development requirements. Biodiversity aims are noble but unrealistic when balanced against significant development requirements. Biodiversity losses should be minimised as far as possible and aim for development to enhance assets but the Local Plan must be deliverable.	Natural environment policy I defines Trafford's protected natural environment assets and requires development to consider the impact on the natural environment.
348	Mr Graham Fawcett	037	Yes.	Noted.
239	Mr Jeremy Williams	033	No. Too much jargon. GM land requirements putting pressure on natural environment sounds like plan to diminish and destroy it. Should not be a consequence of it. How will net gain be evaluated and achieved? If plan can't demonstrate how it should be removed. Need to be explicit on what will be done to preserve and enhance natural environment, currently just aspirational statements.	Natural environment policy defines Trafford's protected natural environment assets and I requires development to consider impact on the natural environment. Biodiversity Net Gain (BNG) will be calculated according to the DEFRA Metric and Natural England guidance that will accompany the introduction of BNG as a mandatory requirement of the planning system via The Environment Bill, with developers needing to demonstrate a 10% net gain. This will be via measurements of pre-development habitat quality, a pre-development 'score', the identification of any losses of habitats or new habitats that will be created as part of the development, and a post development score.

42. Do you think the key issues identified and how the Local Plan could address the key issues in relation to natural environment is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
350	Mr Jeremy French	012	Support in principle. Local Plan should minimise biodiversity and landscape character losses, development should enhance where possible. Local Plan must be deliverable but balanced, Green Belt release is required to meet housing need.	Natural environment policy defines Trafford's protected natural environment assets and shall require development to consider impact on the natural environment. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
302	National Trust	017	Strong supportive. Seek natural environmental gains through land use proposals and linkages. Enhance ecological networks to be aid climate change resilience. Keen to support access to nature.	Policy is included on biodiversity net gain. Green infrastructure policy seeks to enhance green infrastructure to provide active travel routes and climate change resilience.
116	Natural England	005	Key principle is to maintain ecological network connectivity to enable free movement and dispersal of wildlife. Plan should consider specifying appropriate development within Nature Improvement Areas. Housing proposals close to NIAs that contribute to habitat enhancement should be explored. Planning positively for ecological networks will contribute to strategic approach for creation, protection, enhancement of GI. Local Plan needs appropriate policies to protect irreplaceable habitats.	Green infrastructure policy protects and enhances green infrastructure network to support nature recovery networks and the movement of wildlife. Natural environment policy I defines Trafford's protected natural environment assets
305	P. J. Thompson	018	Net gain from new development is a contradiction if development destroys the natural environment.	Policy addresses protect and mitigation of the natural environment. Biodiversity net gain one of many potential mitigations..

42. Do you think the key issues identified and how the Local Plan could address the key issues in relation to natural environment is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
310	Mr Pete Abel	012	Local Plan should contain a number of policies relating to biodiversity as set out. Development should safeguard biodiversity by following criteria submitted. Development would positively contribute to biodiversity gain and public access to nature through new features at scale relevant to development.	The Local Plan contains a Natural Environment policy and a green infrastructure policy. Green infrastructure policy shall support providing active travel routes, this shall provide public access to nature.
349	Royal London Asset Management	022	Fully supports policy GM 'Nature Conservation' in GMSF - important to protect and enhance biodiversity. Issues Paper aligns with this policy and RLAM supports this approach.	Support noted.
28	Sport England	025	Access to Nature has new standards including playing fields, Local Standards are not appropriate to use. Accessibility standards cannot accurately reflect demand from outdoor sport. Quantitative standards are not appropriate as not everyone from a new development wishes to participate. Applying standards has led to unsupported sites in housing development which are not located in areas of demand, they do not contribute to overall pitch supply.	Green infrastructure policy requires new development to make provision for green infrastructure whilst meeting the statutory tests set out in national planning guidance.
281	The Church Commissioners for England	022	Supported.	Support noted.
317	Warburton Parish Council	042	Yes	Noted.

43. Are there any other key issues relating to natural environment you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	035	More publicity should be given to whole Green Belt and natural spaces, not just Dunham Massey. Show areas in relation to parklands and houses associated with them. Their history helped shape the natural environment.	Giving publicity is not within the scope of the Local Plan.
145	Friends of Carrington Moss	043	How will the impact of development on biodiversity be measured, recognised, monitored and prevented as development moves from area to area? What policies will preserve the natural environment? How will policies prevent re-designation of land that is in the Green Belt? How is the natural environment, e.g. air quality, measured and communicated to residents?	Greater Manchester is a government funded 'Urban Pioneer' producing draft guidance in conjunction with Natural England. Impacts will be assessed via the Greater Manchester Ecology Unit as part of the planning process, whilst there is also a requirement for long term management plans and monitoring, with details regarding roles and responsibilities in this area to be determined. BNG will be supported by the preparation of a Local Nature Recovery Strategy for GM, one of the purposes of which will be to help to identify sites for off-site BNG where necessary. Green infrastructure policy protects and seeks to enhance green infrastructure network to support nature recovery networks and the movement of wildlife. Natural environment policy defines Trafford's protected natural environment assets. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.

43. Are there any other key issues relating to natural environment you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
285	Friends of Turn Moss	008	Village Green status for Turn Moss. Manage and maintain as green link from Mersey Valley to form part of green network. Reinstate Mersey Valley warden to manage network. All development in keeping with natural environment. Existing or greater access without impacting on biodiversity.	The draft Local Plan Green infrastructure policy and the Active Travel policy support the provision of an extensive active travel network. The Mersey Valley place policy also supports green infrastructure links to the Mersey.
239	Mr Jeremy Williams	034	Preservation of trees, landscapes, water resources and courses and animal and plants.	Natural environment policy defines Trafford's protected natural environment assets
116	Natural England	002	Plan expected to include Strategic and criteria based policies to protect and enhance valued landscapes and guide development as per NPPF. Ensure protection of biodiversity and geological sites, clearly distinguish between grades of site. All SSSI, SAC, SPA etc. should be shown on proposals map. Designated sites should be protected and enhanced where possible. Plan positively for creation, protection, enhancement and management of biodiversity networks. Consider geodiversity conservation in the wider environment.	Local Plan includes strategic and criteria based policies. Natural environment policy protects natural environment assets and geological sites. Green infrastructure policy protects and enhances green infrastructure network to support nature recovery networks.
349	Royal London Asset Management	023	Strong interest in natural environment as Davenport Green is greenfield. Policies should cover key matters in relation to the site which are listed in submission.	Davenport Green is included within Timperley Wedge as a proposed allocation in the GMSF
28	Sport England	026	Protection of existing sport facilities and access to natural resources is vital for continued development of sport, important for overall QoL and environmental protection. Sports facilities are under development pressure as it is a low value land use. A forward planning approach of facility provision and participation opportunities adds value to them and helps sustainable development goals.	The Local Plan protects existing playing pitches and outdoor sports facilities.

43. Are there any other key issues relating to natural environment you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
313	United Utilities Water Limited	012	When considering sites for allocation should consider the proximity to wastewater treatment works early on in the process. Emissions can include odour and noise, attract flies and be visited by large tankers. Careful consideration needed through early discussions with UU and EH colleagues, consider potential suitable alternative locations. Include policy re amenity of proposed development adjacent to existing uses - wording submitted. Specific comments re Partington, Altrincham and Carrington WwTWs.	Proximity to wastewater treatment works shall be considered in the consideration of allocations. Policy I requires development to be compatible with the surrounding area and not prejudice amenity of adjacent properties including reasons of odour and noise.
317	Warburton Parish Council	043	No	Noted.

44. Is there any other key evidence relating to natural environment you feel the Local Plan should have regard to?

44. Is there any other key evidence relating to natural environment you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	036	Protected and respected natural environment improves health and lets wildlife flourish.	The Local Plan recognises these benefits of the natural environment.

44. Is there any other key evidence relating to natural environment you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	044	How will net gain be measured, how will we know development has achieved the aim of embedding it? How does Air Quality compare across the Borough? What elements of the natural environment do we measure?	Biodiversity Net Gain (BNG) will be calculated according to the DEFRA Metric and Natural England guidance that will accompany the introduction of BNG as a mandatory requirement of the planning system via The Environment Bill, with developers needing to demonstrate a 10% net gain. This will be via measurements of pre-development habitat quality, a pre-development 'score', the identification of any losses of habitats or new habitats that will be created as part of the development, and a post development score. A series of roads in Trafford are within the AQMA including much of the A56, the M60 and key routes in the north of the borough, particularly around Trafford Park. Sites of Biological Importance are monitored by the Greater Manchester Ecology Unit
285	Friends of Turn Moss	009	Red Rose Forest, Groundwork Trust, Community Forest Trust, Environment Agency.	Noted
239	Mr Jeremy Williams	035	Internet evidence should be taken in to account.	All relevant evidence has been considered for the evidence base to inform the Local Plan.
116	Natural England	003	Local Plan should be screened under Reg 102 of Conservation of Habitats and Species Regs 2010 at an early stage. May need to outline avoidance and mitigation measures to ensure no adverse effect on integrity of sites. May need a cross boundary approach.	The Local Plan is supported by an Integrated Assessment and Habitats Regulations Assessment.

44. Is there any other key evidence relating to natural environment you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
116	Natural England	004	Needs to be underpinned by up to date environmental evidence including assessment of existing and potential ecological networks to ensure land with least environmental value is developed. Work with the LNP on the production of the SA. Evidence base documents listed in relation to priority habitats and species. Protected species are protected by law. Sites containing watercourses, old buildings, significant hedgerows and substantial trees are possible habitats for them.	The Local Plan has been informed by up to date evidence base on the natural environment.
28	Sport England	027	2017 Playing Pitch Strategy provides data on demand, supply and location. Should be used to determine where and how playing fields contribute to wider environmental objectives and used to determine the impact of housing development on existing and the need for new provision.	Policy supports proposals which improve outdoor sports facilities, particular where they are identified as priorities as part of the most recent Play Pitch Strategy. Also, policy sets out that for large residential developments, the council will use information contained within the most recent Playing Pitch Strategy.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	015	Consider site submission has being able to provide net improvement in biodiversity - submission detailed. Details relating to Wildlife Corridor and flood risk mitigation submitted.	Proposed allocations have been assessed and considered for allocation in the call for sites process.
317	Warburton Parish Council	044	No	Noted.

45. Do you think the key issues identified and how the Local Plan could address the key issues in relation to green infrastructure is appropriate?

45. Do you think the key issues identified and how the Local Plan could address the key issues in relation to green infrastructure is appropriate?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	037	Green infrastructure is too closely linked to suburban sprawl. Houses should be built where there is work. No clear vision on where employment is going to be, what it will be and how it fits with the GI. Major lack of manufacturing base, need an industrial initiative.	Policy supports new housing in the most sustainable locations with good links to public services and employment. Policy supports employment development for general industrial and storage/distribution in the allocated employment areas. Office development is supported in the identified Local Employment Areas including town centres. Greater Manchester's Local Industrial Strategy is part of the evidence base that informs the Local Plan.
283	Derwent Estates Ltd	034	Important that net gain is a positive tool, proposals demonstrating measurable net gain should be given substantial weight - not resisting proposals that could not reach threshold.	Green infrastructure policy sets out opportunities to provide enhancements including Biodiversity Net Gain.
145	Friends of Carrington Moss	045	Yes, admirable aims.	Noted
285	Friends of Turn Moss	010	Yes.	Noted
348	Mr Graham Fawcett	038	Yes.	Noted.
239	Mr Jeremy Williams	036	No. Trafford is aware of all GI assets so process of identifying and enhancing etc. them is unnecessary. Using existing information the key issues can be determined now. Need to get on with it and stop delay.	Evidence base is updated as necessary to inform the Local Plan.
302	National Trust	018	Improvements to GI should form key part of all major development proposals.	Policy requires all new development to make green infrastructure provision.

45. Do you think the key issues identified and how the Local Plan could address the key issues in relation to green infrastructure is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
303	P&D Northern Steels Ltd Executive Persion Fund	013	GMSF policy highlights importance of GI. Respondent fully supports the GMSF policy and the issues identified in Trafford Issues Paper.	Support noted.
305	P. J. Thompson	019	Need caution to not let GI approach be overshadowed by pro business or pro development aims.	Noted
349	Royal London Asset Management	024	GM7 'Green Infrastructure' of GMSF references importance of GI and need to maintain and extend network on GM, improving public access to GI and encouraging walking and cycling - fully supported by RLAM. Local Plan key issues have strong synergies with this policy.	The Local Plan is in line with green infrastructure policy in the GMSF and support the same aspirations.
281	The Church Commissioners for England	023	Supported, particularly for development to incorporate GI measures where appropriate.	Support noted.
317	Warburton Parish Council	045	Yes	Noted.

46. Are there any other key issues relating to green infrastructure you feel the Local Plan could address?

46. Are there any other key issues relating to green infrastructure you feel the Local Plan could address?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	046	How will GI net gain be measured in terms of its biodiversity? How will biodiversity lost to development be replaced and how will we understand the impact of the loss?	GI standards are being produced by Natural England to support their introduction, although these are likely to be in the form of a guide and approach rather than standards/calculation based on units as for BNG. Any biodiversity units lost to development will need to be replaced on or off site, with a requirement to demonstrate an overall 10% net gain in line with the Environment Bill.
285	Friends of Turn Moss	011	Impact on well being. Cycle way being part of Turn Moss. Deliver development that incorporates GI, well connected to and contributes to GI network. Identify and protect GI assets and highlight opportunities for new provision to achieve sustainable growth.	Policy identifies green infrastructure opportunity areas.
239	Mr Jeremy Williams	037	Yes. Start addressing GI problems that the Local Plan currently fails to do.	Noted
28	Sport England	028	GI definition includes playing fields. Should be made clear in policy if playing fields are included in definition of open space, sport and recreation.	Playing fields are included in definition of open space, sport and recreation.
317	Warburton Parish Council	046	No	Noted.

47. Is there any other key evidence relating to green infrastructure you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	016	Green Space Factor - measures and sets targets for GI in new developments.	Policy sets out standards for the amount of green infrastructure that should be provided by new development.
145	Friends of Carrington Moss	047	How can we determine when there has been a net gain?	Greater Manchester is a government funded 'Urban Pioneer' producing draft guidance in conjunction with Natural England. Impacts will be assessed via the Greater Manchester Ecology Unit as part of the planning process, whilst there is also a requirement for long term management plans and monitoring, with details regarding roles and responsibilities in this area to be determined. BNG will be supported by the preparation of a Local Nature Recovery Strategy for GM, one of the purposes of which will be to help to identify sites for off-site BNG where necessary.
285	Friends of Turn Moss	012	Supporting evidence provided as appendix to submission	Evidence provided shall be considered
239	Mr Jeremy Williams	038	Yes. Unaware of what it is but the Local Plan should reflect it.	Noted
116	Natural England	006	Underpin strategic approach by a Green Infrastructure Strategy. Include within specific Local Plan policy or integrate in to other policies, e.g. biodiversity, green space, flood risk etc.	The GMSF, the Local Plan and the supporting evidence base provide the strategy for green infrastructure.
317	Warburton Parish Council	047	No	Noted.

48. Do you think the key issues identified and how the Local Plan could address the key issues in relation to open space, sport and recreation is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	038	Caution over floodlit sport facilities. Waste of energy and increasing carbon footprint. Use existing school facilities instead of creating new ones. Do not introduce plastic grass.	Amenity policy protects against inappropriate light pollution. Material of artificial grass is outside the scope of the Local Plan.
283	Derwent Estates Ltd	035	Appropriate and balanced.	Noted.
145	Friends of Carrington Moss	048	There should be more emphasis on equal access, it is not available to all as it can be cost prohibitive.	The Local Plan promotes access for all.
285	Friends of Turn Moss	013	Yes.	Noted
348	Mr Graham Fawcett	039	Yes.	Noted
239	Mr Jeremy Williams	039	Issues identified will not address the problem - just words.	Noted
302	National Trust	019	Yes	Noted.

48. Do you think the key issues identified and how the Local Plan could address the key issues in relation to open space, sport and recreation is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
116	Natural England	007	Policies should protect and enhance public ROW and National Trails as per NPPF para 98. Recognise the value ROW and access to natural environment in health and wellbeing. Plans should link existing ROW and provide new access opportunities where possible. Plan should avoid building on open space of public value. Plan should provide appropriate quantity and quality of greenspace to meet identified local need. Natural England's work on Accessible Natural Greenspace Standard (ANGSt) may help with assessing current level of natural greenspace.	Green Infrastructure policy protects and enhances the green infrastructure network to provide active travel routes. This green infrastructure network includes and is made accessible by walking and cycle routes, public rights of way, bridleways, countryside access route and trails. Policy I protect open space from development and only allow development that results in loss of open space where it meets particular exceptions. Policy I sets standards for how much open space development is required to deliver. Noted. A full evidence base assesses levels of natural greenspace.
303	P&D Northern Steels Ltd Executive Persion Fund	014	Firmly support the need to provide open space and recreational facilities within development meet demand from housing growth.	Policy requires development above a certain size to provide open space and recreational facilities as appropriate to meet identified need.
305	P. J. Thompson	020	Do not industrialise open space, i.e. add "urban" infrastructure that will increase traffic and pollution.	Policy protects open space from development and only allows development that results in loss of open space where it meets particular exceptions.
349	Royal London Asset Management	025	Need to provide open space and recreational facilities that meet demand from housing growth. Policies should support development that has a range of access to these and that increases participation, improves health and wellbeing and achieves sustainable growth. Local Plan policies should follow those in GMSF policy GM22 ' Health'.	Policy requires development above a certain size to provide open space and recreational facilities as appropriate to meet identified need. Local Plan policy is in line with GMSF policies.

48. Do you think the key issues identified and how the Local Plan could address the key issues in relation to open space, sport and recreation is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	029	Issues and how addressed are welcomed. Do not support creation of on site outdoor sport facilities unless well evidenced demand from major developments considers them sustainable. Sport England happy to assist with policy wording re outdoor sport provision.	Policy states that for residential development proposing on site outdoor sport facilities, the council will use information provided by Sport England as part of the statutory consultation process. Assistance with policy wording is welcomed.
281	The Church Commissioners for England	024	Supported.	Noted.
317	Warburton Parish Council	048	Yes	Noted.

49. Are there any other key issues relating to open space, sport and recreation you feel the Local Plan could address?

49. Are there any other key issues relating to open space, sport and recreation you feel the Local Plan could address?				
Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	049	Support community clubs. Provide better access to sports for all. Identify and reward skills and experience in sporting activities. New policies needed to ensure equal access to range of activities across Trafford?	Community facilities are protected from development into other uses and policy sets out what needs to be demonstrated to justify any loss of facilities. Policies support equal access to sport and recreation facilities and the Local Plan is based on evidence base that indicates where there is need for more facilities.
285	Friends of Turn Moss	014	Improve sport facilities at Turn Moss to increase provision for Longford and Stretford wards. Increase sport participation across existing and new sports. Flood Zones not suitable for artificial pitches, incompatible drainage - should be located at schools. Contributions for Turn Moss from residential development at Longford and Stretford.	Outdoor sports facilities policy supports proposals which improves the quality, capacity and accessibility of outdoor sports facilities Flood risk policy states that the Council will manage development in areas at risk of flooding and this will involve a sequential approach where necessary to determine the suitability of land for development. Open Space policy states that Sport England's most up to date costs will be used to determine the level of planning obligations for outdoor sports facilities.
239	Mr Jeremy Williams	040	Need to address wider range of sports and recreation.	Policy addresses the whole range of outdoor sport and recreation.
28	Sport England	030	Strongly recommend producing separate policies to deal with both outdoor sport roles and typologies. Outdoor sport policies within Open Space policies are difficult to apply in practice and are open to interpretation.	There are separate policies on open space and outdoor sports facilities.
317	Warburton Parish Council	049	Better use of existing facilities and promotion of new ones.	Policy supports the protection and enhancement of open space and outdoor sports facilities.

50. Is there any other key evidence relating to open space, sport and recreation you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	050	How will recreational activities and success be measured?	Levels of open space and outdoor sports facilities have been identified to form part of the evidence base to inform the Local Plan, such as the Play Pitch Strategy.
285	Friends of Turn Moss	015	Update the Trafford Playing Pitch Strategy and Action Plan 2017.	Playing Pitch Strategy 2019 has been completed.
239	Mr Jeremy Williams	041	The Council already knows the evidence and should incorporate it.	The Local Plan has been informed by the evidence base and is incorporating it.
317	Warburton Parish Council	050	No	Noted.

51. Do you think the key issues identified and how the Local Plan could address the key issues in relation to Green Belt and countryside is appropriate?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
280	Dr Charlotte Starkey	039	Confusing language used. Issues highlighted are confused. Leave natural world as it is. Build homes close to work, do not comply with regional demands. Be more proactive to protect nature.	Comments noted.

51. Do you think the key issues identified and how the Local Plan could address the key issues in relation to Green Belt and countryside is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	036	No. Green Belt amendments should follow evidence based analysis that need cannot be met within urban area. Robust and consistent methodology needed to determine parcels of Green Belt land that make limited contribution and could consider for release to meet need. Discussion of process crucial omission from Local Plan.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
145	Friends of Carrington Moss	051	Importance of Peat Moss should be mentioned as an area of significant biodiversity. Protected species and declining bird species are not mentioned. Key priority of plan should be to identify and protect these species.	The New Carrington area is being considered through the GMSF 2020 / sub-regional plan. New Carrington is recognised as an Area of Focus in the Local Plan.
285	Friends of Turn Moss	016	Yes but with considerations.	Support noted
344	Galliford Try Partnership and Trafford Housing Trust	023	The Green Belt review should not be deferred to the GMSF, there should be a local review to meet local need, particularly if the GMSF is delayed further. The Local Plan must be able to meet local need should the GMSF fail to. Support the identification of agricultural land and the economic benefits of it. The Local Plan should avoid undue protection and prohibition of development as a matter of principle.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan. The best and most versatile agricultural land has been protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing”.
287	Gladman Developments Ltd	006	Support that the Green Belt boundary is reviewed and boundaries amended as part of the GMSF process.	Support noted.

51. Do you think the key issues identified and how the Local Plan could address the key issues in relation to Green Belt and countryside is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
348	Mr Graham Fawcett	040	Yes.	Support noted
289	Harlex Property	014	Key issues are appropriate.	Support noted
291	HIMOR (Carrington) Ltd	018	Lack of clarity between role of GMSF and Local Plan regarding Green Belt allocations. Are GMSF strategic sites or just broad locations? How is a review and subsequent reviews to be undertaken?	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
239	Mr Jeremy Williams	042	No. The Green Belt boundary should not be defined by the GMCA and GMSF.	Noted.
299	Mr Bobby Arora	001	Raise concerns with Green Belt boundaries being review through the GMSF: If the GMSF becomes a Spatial Development Strategy, there remain legal issues whether sites could be allocated through the GMSF process or whether this must be agreed through the Local Plan process. A case at a strategic or non-strategic scale, that Green Belt must be resolved through the Local Plan. Trafford's unmet housing needs are so significant that deliverable and viable housing sites are required now. small-scale sites could complement larger allocations.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
302	National Trust	020	Supportive, particularly of plan to positively enhance Green Belt's beneficial use.	Support noted.

51. Do you think the key issues identified and how the Local Plan could address the key issues in relation to Green Belt and countryside is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
303	P&D Northern Steels Ltd Executive Persion Fund	015	Unclear if Local Plan will be dealt with by GMSF or Local Plan, needs clarification alongside assessment of strategic locations deliverability and assessment of under delivery impacts. Supports proposal to enhance beneficial use of Green Belt. Agree could achieve this through creation of network of walk and cycleways. Green Belt land assessments should be done at appropriate scale and not wrap smaller areas up in larger ones.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
305	P. J. Thompson	002	GMSF will determine housing and employment land requirements and Green Belt revisions required - Trafford Council have no power.	Noted
305	P. J. Thompson	021	No vision for farming. Concern over wording of key issue being "protection and loss" as contradictory. Enhancing use of Green Belt for outdoor sports etc. will impact and "industrialise" it. Access should be via public transport and clear footpaths. Need to define "benefits" and know who will benefit from Green Belt planning decisions. Timperley Wedge should be a source of fresh local food for area, especially Wythenshawe.	Issues noted along concerns regarding wording.
349	Royal London Asset Management	026	Local Plan needs to provide policy content for Green Belt in Trafford once defined by GMSF. Approach to enhance beneficial use of GB is welcomed. Intention to improve access and amenity of GB at Davenport Green.	The draft Local Plan includes a Green Belt policy regarding development. Comments noted.
28	Sport England	031	Yes.	Noted

51. Do you think the key issues identified and how the Local Plan could address the key issues in relation to Green Belt and countryside is appropriate?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	016	No. Comments submitted as per Q1 - NPPF allows Local Plans to review Green Belt boundaries (para 136). The Trafford Local Plan should consider appropriate Green Belt sites for release or the scope would be restricted in contravention of NPPF. Restricting scope would be detrimental to opportunities for Trafford. The GMSF will identify larger sites, Local Plan must review all land availability or face a gap in supply.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
281	The Church Commissioners for England	025	Supported in principle. Green Belt boundaries should be protected but flexibility needed to allow development when considered site by site against NPPF. Consider potential future need to safeguard land for development and consider boundary alongside GMSF.	Support and comments noted.
317	Warburton Parish Council	051	Yes strongly agree with protection of valuable agricultural land and current Green Belt boundaries. Local fails to address how green belt and countryside will be protected.	Supported noted. The Local Plan includes green belt and natural environment policies regarding appropriate development and protection. The best and most versatile agricultural land is protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing”.

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
18	Altrincham Neighbourhood Business Plan - Design Panel	017	What control can Local Plan have on GB development if it is set by GMSF? Emphasise build quality, only development in poor quality areas of Green Belt and all their planning contributions should maintain and upgrade better areas.	The Local Plan includes a green belt policy regarding appropriate development
321	Barratt Homes	002	Large GMSF Green Belt allocations require long lead in times and will be delivered at end of plan period.	Noted. The Local Plan allocates a range of scale in housing sites.
321	Barratt Homes	004	Non strategic Green Belt review in Local Plan would complement GMSF.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
314	Mr Cedric Knipe	011	Avoid Green Belt release.	Noted
283	Derwent Estates Ltd	037	Reference clear assessment of Green Belt for intensification or redevelopment. Need clear DM protocols for countryside uses and decisions that do not fall within permitted development or prior approval thresholds.	The Local Plan includes a green belt policy regarding appropriate development

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	052	How will Green Belt principles of preventing urban sprawl be achieved if the GMSF plan is approved? Criteria for development on green belt land submitted.	Changes to the Green Belt boundary are being considered as part of a sub-regional plan, previously the GMSF. The Local Plan is being developed in the context of this sub-regional plan. The Local Plan Green Belt policy restricts development in accordance with the principles in the NPPF.
285	Friends of Turn Moss	017	Village Green status for Turn Moss. Planting suggestions for Turn Moss submitted.	Noted, Turn Moss has been highlighted within policy. However, village green status is outside the scope of the Local Plan.
344	Galliford Try Partnership and Trafford Housing Trust	003	Extent of development for Borough through GMSF not known the Local Plan should not defer all Green Belt release to GMSF. Concern re infrastructure and services provision.	Changes to the Green Belt boundary are being considered as part of a sub-regional plan, previously the GMSF. The Local Plan is being developed in the context of this sub-regional plan..
289	Harlex Property	015	Support redevelopment of PDL in the Green Belt, they contribute to meeting housing and economic needs.	The Local Plan includes a green belt policy regarding appropriate development.

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
291	HIMOR (Carrington) Ltd	019	If no GMSF the Local Plan should state revisions to Green Belt boundary to meet housing and employment need.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
239	Mr Jeremy Williams	043	NPPF requires clear and unambiguous statements so the Council needs to detail how the function of Green Belt will be maintained.	The Local Plan includes a green belt policy regarding development. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
350	Mr Jeremy French	009	Green Belt release should be done by Trafford Council and not solely reliant on the GMSF. Small sites that do not fulfil purposes of the Green Belt should be released through the Local Plan.	The Local Plan includes a green belt policy regarding development. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
350	Mr Jeremy French	010	GMSF should not determine GB release. There is need for large and small scale release in Trafford and smaller scale release should be delegated to the Council.	The Local Plan includes a green belt policy regarding development. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
350	Mr Jeremy French	013	Release of Green Belt in Trafford should not be done by GMSF, emerging Local Plan should undertake a local review of it. If GMSF is delayed or only allocates larger sites, smaller deliverable sites are not being released to meet requirements. Local Plan must be able to meet need without GMSF.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
116	Natural England	008	Local Plan should give appropriate weight to the role of soil as a finite resource. Development decisions should take full account of the impact on soils. Local Plan should safeguard the best and most versatile agricultural land as a future resource in line with NPPF para 170.	Noted. Policy supports the protection of agricultural land and soil contamination. National policy is supported. The best and most versatile agricultural land will be protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing”.

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
303	P&D Northern Steels Ltd Executive Persion Fund	016	Expects a need for more amendments to Green Belt not currently proposed in GMSF, these should be made in formation of the Local Plan. Policies should set out what type of development is appropriate in the Green Belt and would not need to demonstrate Very Special Circumstances, e.g. affordable housing as per NPPF Para 145.	The Local Plan includes a green belt policy regarding development. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
305	P. J. Thompson	001	All green open space should be protected to prevent towns joining and to protect historic context. Key role and function of Green Belt detailed in response.	The Local Plan includes a policy supporting the creation of open space and the protection of existing open space.
305	P. J. Thompson	022	Green Belt considered as a bank of land. Developers who re-use buildings should be encouraged. Wording in GM Green Belt Assessment re it making at least a "contribution" implies it is poor and should be lost. Should improve, enhance and protect it.	Noted
349	Royal London Asset Management	027	Potential for further amendments to Green Belt not currently proposed in GMSF - allowances for which should be made in Local Plan. Policies should make clear what is considered appropriate in Green Belt and would not need to demonstrate "Very special circumstances".	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.

52. Are there any other key issues relating to Green Belt and countryside you feel the Local Plan could address?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	017	Local Plan should review Green Belt boundaries separately to GMSF. See site submission for detail.	The Local Plan pays regard to national policy and the GMSF in terms of Green Belt policy.
313	United Utilities Water Limited	013	Disproportionate growth in a settlement places strain on existing water infrastructure. Development in greenfield sites and rural areas have limited or no supporting water infrastructure and have limited potential to support additional capacity. National policy is broadly supportive of expansion of key operational infrastructure in Green Belt - should be reflected in policies and proposals map. Suggested policy wording submitted.	Noted
317	Warburton Parish Council	052	Green Belt / agricultural land needs to be protected against economic evidence that favours housing.	The Local Plan shall pay regard to national policy and the GMSF in terms of Green Belt policy. The best and most versatile agricultural land will be protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing”.

53. Is there any other key evidence relating to Green Belt and countryside you feel the Local Plan should have regard to?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	038	Need clear evidence based approach to assess contribution to GB purposes and character. DM decisions cannot be made that are proportionate or consistent without it.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
145	Friends of Carrington Moss	053	Identify non green belt land for development, beyond those on brownfield land register. How are retail closures being forecasted? Maximise the use of existing urban areas.	A full Retail and Leisure Study has been undertaken and the Local Plan pays full regard to it as part of the evidence base. The Local Plan targets development in a sustainable manner, utilising infrastructure and services in the existing urban areas.
285	Friends of Turn Moss	018	Environmental studies carried out independently by statutory bodies, not contracted out to those with vested interests or connections in the development of the land.	All relevant statutory bodies will be consulted regarding the Local Plan and the relevant studies / reports will be considered.
289	Harlex Property	016	Consider PDL in Green Belt in terms of 2018 NPPF, Para 145. Provides greater scope for their redevelopment to positively contribute to housing supply.	The Local Plan reflects up to date national planning policy including the NPPF. Prioritising the redevelopment of previously developed land runs throughout the plan.

53. Is there any other key evidence relating to Green Belt and countryside you feel the Local Plan should have regard to?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
239	Mr Jeremy Williams	044	Pay full regard to and reflect the adverse impact of any development in the Green Belt.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
302	National Trust	021	Landscape Character Assessment.	Noted and considered. Documents such as the Greater Manchester Landscape Character and Sensitivity Assessment 2018 and Trafford's Urban Historic Landscape Characterisation Report make up the evidence base informing the Local Plan.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	018	Local Plan should consider site submitted for release from Green Belt. Site does not meaningfully contribute to purpose of Green Belt. NPPF (para 139) states plan should not include land which is unnecessary to keep open. Further detail relating to submitted site provided and to be considered in Call for Sites exercise.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
317	Warburton Parish Council	053	No	Noted

54. Do you agree with the policy themes covered by the Local Plan?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	054	Omission re Development of Sustainable Communities - different to Inclusive Neighbourhoods.	The Local Plan as a whole delivers sustainable development and sustainable communities. The Inclusive Places section of the Local Plan ensures that development and growth will be positive, providing benefit to residents and businesses, and enhancing the existing physical environment.
344	Galliford Try Partnership and Trafford Housing Trust	013	Proposed solutions to key issues lack meaningful detail and simply reflect issue posed. It is not clear if the Local Plan has grasped the issue that the solution being sought is for.	Noted
348	Mr Graham Fawcett	041	Yes. But they should not re-work existing and 'live' plans e.g. Altrincham Neighbourhood Plan.	Altrincham Neighbourhood Plan is a statutory document in the determination of planning applications and forms part of the Trafford Development Plan.
156	Home Builders Federation	004	Generally supportive.	Noted
239	Mr Jeremy Williams	045	No. Selective and orientated to the GMSF.	The Local Plan pays regard to the draft GMSF so that the documents align and do not conflict.
350	Mr Jeremy French	007	Housing policy should be included in both Economic Growth and Inclusive Growth due to overlapping nature of it.	Within the Local Plan, housing has been addressed within its own policy areas. Policies relating to economic growth and inclusive growth do reference housing given the overarching nature of housing policy.

54. Do you agree with the policy themes covered by the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
301	My Flixton Neighbourhood Planning Group	006	Overall support. Implementation at local level needs engagement and consultation, consistent with Trafford 2031 Vision. Potential for themes to be developed locally through neighbourhood plan.	Support noted. The preparation of the Local Plan shall undergo consultation with the public and community groups through opportunities to submit comments.
301	My Flixton Neighbourhood Planning Group	011	Support but considerable overlap of key issues - natural environment issues through environmental sustainability policy theme. Plan should identify linkages and synergies between issues to demonstrate impact and significance.	Support and comment regarding linkages and synergies between issues is noted.
302	National Trust	022	Yes	Noted
307	Peel Holdings (Land and Property) Limited	001	Support the policy themes identified in the Issues Paper, these are consistent with the proposed vision and themes identified in the Core Strategy.	Support noted
349	Royal London Asset Management	028	Yes.	Noted
28	Sport England	032	Yes.	Noted
67	Transport for Greater Manchester	010	Some issues cut across policy themes. Congestion impacts on economic growth, sustainability and inclusive growth impacting on QoL. Cross referencing across themes is needed.	Comment regarding issues cutting across themes is noted.
313	United Utilities Water Limited	003	Supports infrastructure as policy theme.	Noted
313	United Utilities Water Limited	005	Supports the identification of Climate Change as a policy theme. Suggest additional overarching intervention relating to climate change and exemplary sustainable drainage.	The Local Plan includes a policy on Climate Change and low carbon and renewable energy.

54. Do you agree with the policy themes covered by the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
313	United Utilities Water Limited	011	Supports Natural Environment as a policy theme. For health, well-being and maximising residential amenity, sensitive uses should be located away from existing sources of noise and odour.	Comments noted. Policies regarding noise and design addressing odours and protecting amenity have been included.
317	Warburton Parish Council	054	Yes	Noted

55. Are there any other policy themes that should be covered in the Local Plan?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
145	Friends of Carrington Moss	055	Develop Sustainable Communities - proposed policy content submitted. Need improved communications, consultation and community involvement. Not all infrastructure is formal, could be adult education courses, mentoring etc. How can skills in the Borough be maximised to provide these?	The Local Plan as a whole will deliver sustainable development and sustainable communities. The preparation of the Local Plan will undergo consultation with the public and community groups in accordance with the Trafford Statement of Community Involvement. Skills and education has been addressed by the Education and Skills policy in the Local Plan.
239	Mr Jeremy Williams	046	To ensure distinctive characteristics are not lost in residential suburbs it needs to be an explicit policy theme.	The Local Plan contains policies that reflects the distinct characteristics of Trafford and address locally specific issues. Different areas of the Borough have been defined as distinct places; each with its own policy to reflect local issues and local character.

55. Are there any other policy themes that should be covered in the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
237	GM Minerals and Waste Planning Unit	001	Essential that the Local Plan has a "policy hook" for the policies and allocations in the Waste and Minerals Plan.	The Natural Resources policies both references the Greater Manchester Waste and Minerals plans.
237	GM Minerals and Waste Planning Unit	004	Development Management policies should be included on a range of proposed subjects	The Local Plan contains both strategic and development management policies covering a range of issues, including the proposed issues raised.
116	Natural England	010	Local Plan should identify areas of tranquillity and provide them policy protection as per NPPF para 180. Tranquillity is an important landscape attribute. CPRE have them mapped which is a useful resource.	The Local Plan includes Open Space and Green Infrastructure policies which provide, connect and protect a high quality, multi-functional network of open spaces across Trafford.
40	Network Rail	002	Upgrading and encouraging alternative routes from development to discourage use of level crossings. Consider impact of development on level crossings. Development proposals should be accompanied by a Tso/TA that consider the impact on level crossings and how can be mitigated. Specific policy wording provided.	The Local Plan is aligned with The Greater Manchester Transport Strategy 2040: Draft Delivery Plan 2020-2025. A Transport Assessment shall be required for planning applications as necessary.
305	P. J. Thompson	026	Reference should be made to food security and establishing a locally grown food strategy.	The best and most versatile agricultural land will be protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing".
349	Royal London Asset Management	029	No.	Noted

55. Are there any other policy themes that should be covered in the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
28	Sport England	002	Embedded within Health and well-being theme should be the role of Sport and Physical activity. Reference DCMS Strategy "Sporting Future: A new strategy for an active nation" and Sport England's "Towards and Active Nation". Sport England and Public Health England guidance "Active Design" which helps incorporate key principles in to new development.	There is a policy on health and wellbeing that seeks development that supports healthy communities. Strategies on health and wellbeing, and a sport related evidence base, informs the Local Plan. Documents noted. Tools and guidance from Sport England shall be used to prepare strategies.
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	019	Need a borough wide Green Belt assessment and release to meet economic and residential growth.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
313	United Utilities Water Limited	004	Sustainable development can be compromised by fragmented ownership and interests working independently. Important to engage UU to ensure impact of development proposals on the infrastructure is appropriately managed. Early contact with landowners is needed to demonstrate how they intend to work together to ensure coordinated approach. Information provided on "Garden communities" and "Delivery Vehicles".	The Local Plan will acknowledge the roles landowners and stakeholders play, including United Utilities, and will ensure these groups are engaged in the various stages of delivering the plan.
313	United Utilities Water Limited	008	Suggested wording for policy re water efficiency measures and the design of new development. Important to incorporate in design process to help reduce pressure on supplies.	Policy requires development to incorporate appropriate flood mitigation and management measures. Measures will be required to improve water efficiency.

55. Are there any other policy themes that should be covered in the Local Plan?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
313	United Utilities Water Limited	009	Groundwater supplies under threat from increasing population, groundwater source protection zones available from EA online. Plan should have a Groundwater policy, important to locate new development away from Groundwater Source Protection Zones in accordance with government guidance. Specific policy wording provided.	The Local Plan addresses groundwater within open spaces through a Land Contamination Plan.
317	Warburton Parish Council	055	Add Agricultural policy covering increasing need for food security.	The best and most versatile agricultural land will be protected where appropriate however it is not felt that a policy on agricultural land in relation to food security is appropriate for the Trafford Local Plan as it is not an area typically associated with food growing.
313	United Utilities Water Limited	004	In line with NPPF para 20 suggested wording for detailed policy re infrastructure provision submitted. Suggested wording for detailed policy re larger sites submitted. Policy provision should ensure preparation of masterplans on large sites especially where in fragmented ownership.	Policy wording has been considered and reflected in infrastructure policy.

56. Do you have any other comments to make on the Issues Paper?

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Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
277	Altrincham Neighbourhood Business Plan	001	ANBP keen to contribute to and support the new Local Plan. ANBP policies are still appropriate for ATC and other Borough centres. How can ANBP Forum work with the Local Plan to understand its implications? What level of consultation will there be?	The Altrincham Neighbourhood Business Plan Forum is invited to contribute to every consultation stage of the Local Plan and feedback will be used to inform the production of policies, in particular policies relevant to Altrincham town centre and Altrincham Place.
18	Altrincham Neighbourhood Business Plan - Design Panel	001	The Development Plan will comprise the ANBP. Need consistency across all documents and avoid conflicting guidance. If so then which document takes precedence? Where does ANBP sit within Local Plan, should it refer to it in respect of development within it?	The Altrincham Neighbourhood Business Plan Forum are invited to contribute to every consultation stage of the Local Plan and feedback will be used to inform the production of policies, in particular policies relevant to Altrincham town centre and Altrincham Place.
278	Ms Angela Stone	001	Business Plan was adopted last year and is still relevant to the plan area. Plan widely consulted on and reflective of wide range of users. Will this plan be integrated in to the Local Plan "as is" or will there be proposed revisions to it through Local Plan?	Altrincham Neighbourhood Plan is still be a statutory document in the determination of planning applications once the Local Plan has been adopted. However, the Local Plan can adopt policies that supersede certain policies of the Neighbourhood Plan.
321	Barratt Homes	005	All Green Belt release may need to be through Local Plan depending on status of the GMSF. Need to confirm that land will be safeguarded for future development in the Local Plan beyond plan period as outlined in NPPF.	The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
321	Barratt Homes	019	Population is ageing, skills gap particularly in areas to drive economic growth. Local Plan should seek to boost new homes on deliverable and viable sites and attract and retain economically active and skilled population through right homes in right places. Local Plan needs Green Belt review to release smaller scale sites to diversify supply on sites can build out quickly Plan needs to meet unmet and future housing need to support accelerated and ambitious growth.	Housing policy seeks to ensure that an adequate range of housing sites are made available and that an appropriate amount and mix of housing is delivered to meet need. The GMSF 2020 proposed allocations which require amendments to the Green Belt boundary, these will be reviewed as part of a future sub-regional plan. The Local Plan is being developed in the context of this sub-regional plan.
279	Breathe Clean Air Group	005	No development on any green space. Encourage more tree planting and hedges. Publicise City of Trees and other initiatives. Welcomes formation of Trafford Environmental Forum and it bringing forward Policy and Strategy for Planning Applications to improve environment and health.	Policy protects green spaces from development where necessary, and there is policy to support the provision for the conservation and enhancement of the natural environment, including trees and hedgerows. Support for Trafford Environmental Forum noted.
280	Dr Charlotte Starkey	040	Trafford has one of highest density populations, highest car ownership, highest pollution and most congested roads in UK. Town centres struggle with no identity. GM is too big, Trafford needs to be in control of its boundaries. Lack of knowledge of area by planning and development staff.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The transport policies reflect the GM Transport Strategy 2040 and Delivery Plan. Improvements to public transport and active travel to become a viable alternative to the private car are support. The location of development will prioritised the most sustainable locations, accessible by a range of transport modes in order to support sustainable growth, and will include walking and cycling routes.

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
283	Derwent Estates Ltd	039	Plan led requirements and evidence base material will emerge through plan process. Encourage evidence based work to be accelerate to spatial decision making made in best context possible. Decisions should cross reference overarching assumption of sustainable development that runs through NPPF.	The Local Plan is based on a strong evidence base and shall aim to achieve sustainable development in line with the NPPF. Presumption in favour of sustainable development runs through the plan in line with the NPPF. An overarching policy on the presumption of sustainable development shall also be included.
145	Friends of Carrington Moss	056	Local Plan should be transparent, honest and straightforward. Objectives should not be signalled to if there is no intention to retain, preserve and improve our diverse green spaces. References to other reports but no links or summaries provided so reading whole document takes longer than it should.	Noted. The inclusion of links has been considered. Policy protects green spaces from development where necessary, and supports the provision for the conservation and enhancement of the natural environment.
344	Galliford Try Partnership and Trafford Housing Trust	024	The Local Plan should clarify the status of the 2014 Land Allocations Plan, if the Local Plan progresses this is no longer "paused" but abandoned which impacts the weight given to it in DM decisions. Update reference to new NPPF (2018). Key evidence base lacks details. Council should prepare a list of proposed updates that are intended. This is crucial to understand the relationship with the GMSF and where the responsibility for the evidence base lies.	The status of the Land Allocations Plan is presented on the Trafford Council Local Plan web pages, work on it will not progress. The draft Local Plan has been prepared in line with the most up to date national policy position. Evidence base documents will be published on the Trafford Council Local Plan webpages which will be amended when relevant.
348	Mr Graham Fawcett	042	The issues are clear. Hope that time and money is spent on defining new solutions, focusing on areas where these issues are not currently being addressed.	Noted

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
289	Harlex Property	017	Site information provided for consideration. General support for new Local Plan, must ensure identification of sufficient sites to meet (and exceed) need, allow for suitable sites to come forward without delay.	Support and comments noted. The submitted site is within the Green Belt. There is no Green Belt review in the Local Plan, changes to the Green Belt boundary are being considered as part of a sub-regional plan, previously the GMSF.
291	HIMOR (Carrington) Ltd	020	Lack of clarity on the role of Local Plan in relation to GMSF specifically concerning subject areas to be covered by each. Concerned there could be overlap and duplications of a role. A document establishing the area and scope covered by each plan should be included in the Local Plan.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. Local Plan production continues to progress and ensure Trafford has an up to date development plan in place. Additional clarity on the role of each document has been added to the Local Plan and will be reviewed / updated as each Plan progresses.
292	Historic England	002	Evidence base should reference historic environment - not just a list of known sites but their value in society. Need to identify Borough's qualities to retain local character and distinctiveness. Assess unidentified assets likely to be discovered in future. Identify assets outside Borough that development proposals could impact the setting of. Gathering evidence can help identify areas worthy of designation as a conservation area or on a local list. Potential sources for evidence base material listed. Evidence will need to be commissioned where required to inform the Local Plan.	Policy supports identifying, preserving and enhancing Trafford's historic environment and its setting and provide guidance to any development that has the potential to affect historic assets. Assets will be considered in line with policy recommendations for new Conservation Area designation or inclusion on a Local

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
292	Historic England	007	<p>NPPF makes clear heritage assets can be harmed by development. Town and Country Planning Act requires "special regard" to be had to preserving listed buildings. Council duty to preserve or enhance character or appearance of conservation area. Potential of non designated assets should be investigated when included in development sites. Heritage Impact Assessment should be done prior to any allocation where development may have impact on heritage asset. Considerations to be given in assessment are submitted. Site selection should be informed by up to date evidence base and allocations that could harm heritage assets avoided, or mitigated when not possible to. New development may present better opportunities, for example revealing the significance of a heritage asset. Allocated site policies should reference assets to guide how development is delivered.</p>	<p>The Local Plan reflects up to date national planning policy including the NPPF. Site allocations will be supported by a Heritage Impact Assessment.</p>
156	Home Builders Federation	007	<p>Need to ensure plan aligns with GMSF. Detail should be provided on how both plans will come forward together and the relationship between them.</p>	<p>The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. This Plan will provide the strategic context and thematic policies and the Local Plan will provide more detailed local policies for Trafford.</p>
355	Homes England	001	<p>No land holdings affected by the consultation. Policy content is noted.</p>	<p>Noted</p>
237	GM Minerals and Waste Planning Unit	003	<p>Allocations should take account of those in the Waste and Minerals Plans.</p>	<p>Natural Resources policies on waste and minerals references both the Greater Manchester waste and minerals plans.</p>

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
350	Mr Jeremy French	001	Reference should be made to NPPF para 35 requirements to ensure emerging Local Plan is found sound.	The Local Plan has been prepared in accordance with the NPPF.
350	Mr Jeremy French	014	Number of key evidence base documents are out of date, should be updated to ensure plan and evidence base are found sound.	The Local Plan is based on a full up to date evidence base and statutory framework. The evidence base will continue to be updated / added to as work on the Local Plan progresses.
301	My Flixton Neighbourhood Planning Group	012	Aspiration to create a Neighbourhood Plan for Flixton during lifetime of plan.	The relationship between the Local Plan and Neighbourhood Plans has been clarified in the Local Plan.
27	National Grid	001	No comments.	Noted
40	Network Rail	003	Planning proposals can impact level crossings in a number of ways (provided).	A Transport Assessment shall be required to address rail infrastructure when necessary.
303	P&D Northern Steels Ltd Executive Pension Fund	017	Local Plan plays important role alongside the GMSF so purpose and scope must be clear from the outset.	The draft Local Plan has been developed within the context of the GMSF 2020. Any adopted sub regional plan will form part of the development plan for Trafford. The Local Plan shall be in accordance with national planning policy and the sub-regional plan but it shall also develop policy that reflects the distinct characteristics of Trafford and address local specific issues.
305	P. J. Thompson	003	Local Authorities used to have power and provided all services. Borough's now a delivery agency for other's policies not those of local people.	Noted
305	P. J. Thompson	007	Large property developers dictate to local Councils - should be broken down to cut their power.	Noted
305	P. J. Thompson	013	HGVs - those that cause accidents should be liable for cost of damage and compensate all disadvantaged parties. Prevent HGVs from entering residential areas with narrow roads.	The management of HGVs is outside of the scope of the Local Plan.

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
305	P. J. Thompson	016	Nature seen as a source for recreation and amusement, lost opportunity for use as educational resource.	The Local Plan supports the protection and enhancement of natural environment for all users.
305	P. J. Thompson	025	Borough will become full, peak hour traffic saturation and limits to growth. GMSF means more urbanisation and rural destruction. Environmental threat because of demand for space threatening land that sustains population. Countryside should not be destroyed for short term economic gain.	The Local Plan supports growth in well connected-locations within the urban area and well designed, sustainable communities. Open Space policy states that the council will protect and provide a network of open spaces across Trafford.
315	Peak and Northern Footpaths Society	002	Council should identify impact of all development on public access and rights of way in or close to it. Consult with Peak and Northern Footpath Society, Ramblers etc. at pre app and application stages.	Transport policy protects the existing cycling and walking network. Planning obligations will be sought for active travel schemes and green infrastructure.
307	Peel Holdings (Land and Property) Limited	011	Key Evidence Base - The Local Plan needs to be informed by the revised NPPF and NPPG and an up to date base evidence base. Noted that many evidence base documents appear dated, although Trafford's commitment to commissioning updated assessments is noted. Supports the content of the Issues Paper and direction of the Trafford Local Plan. Reiterate the importance of identifying Strategic Locations and site allocations in order to direct growth. Strategic Locations have enabled a focus of delivery in these areas, reducing pressure on other areas to bring forward development. The term "Strategic Growth Area" (or location) may be appropriate. Priority Regeneration Areas should be continued to be identified.	The Local Plan has been informed by a strong evidence base and shall reflect up to date national planning policy including the NPPF. The Local Plan includes Areas of Focus identifying strategic locations for growth and other smaller allocations for housing and employment. Together with the sub regional plan / GMSF site allocations these will identify the main areas for growth in Trafford.

56. Do you have any other comments to make on the Issues Paper?

Consultee ref	Consultee name	Rep No.	Summary of representation	Council response
351	Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark	020	See Call for Sites submission.	Noted
214	The Coal Authority	001	No comments to make on Local Plan.	Noted
317	Warburton Parish Council	056	No.	Noted

Table 2: Schedule of sites submitted through the Issues Paper Call for Sites (July 2018) – Council comments

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Former B&Q site, Great Stone Road, Stretford	Residential; Offices; Retail; Leisure.	Accrue (Forum) 1 LLP	275	001	No	Specific site allocated within the wider Civic Quarter AAP, Old Trafford (1601-00) under policy HO2 – Land release for new residential development.
P Fahey & Sons Limited, Chorlton Road, Old Trafford	Residential; Retail; Open Space	P Fahey & Sons Limited	233	001	Yes	Specific site allocated as Globe Trading Estate, 88-118 Chorlton Road, Old Trafford (1888) under policy HO2 – Land release for new residential development.
Land at Ash Tree Farm, Ashton-on-Mersey	Residential	Barratt Homes	321	001	No	Within the Green Belt.
Empress Business Centre, 380 Chester Road, Manchester	Residential	BizSpace Ltd	343	001	No	Specific site allocated within the wider Hadfield Street Industrial Area, Old Trafford (EC2.7 a) under policy EC2 – Economic areas (local employment areas).
Land off Rossmill Lane, Hale	Residential	Mr Bobby Arora	299	001	No	Within the Green Belt.
Ridgeway Nurseries, 6 Ridgeway Road, Timperley, Altrincham	Residential	Brookhouse	70	001	No	Within the Green Belt. Also identified within the wider GMSF Timperley Wedge allocation.
Land at Bow Green Farm (Plot 1), Bow Green Road, Bowden	Residential Supporting Retail	The Church Commissioners for England	281	001	No	Within the Green Belt.
Land at Bow Green Farm (Plot 2), Bow Green Road, Bowden	Residential Supporting Retail	The Church Commissioners for England	281	002	No	Within the Green Belt.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
39 Talbot Road, Stretford	Residential	Derwent Estates Ltd	283	001	Yes	Specific site allocated as 39 Talbot Road, Old Trafford (1601-07) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Civic Quarter Area of Focus under policy AF6 – The Civic Quarter.
17-19 Talbot Road, Stretford	Residential	Derwent Estates Ltd	283	002	No	Specific site allocated within the wider Civic Quarter AAP, Old Trafford (1601-00) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Civic Quarter Area of Focus under policy AF6 – The Civic Quarter.
Bingo 3000, 601 Chester Road, Stretford	Residential	Derwent Estates Ltd	283	003	No	Specific site allocated within the wider Civic Quarter AAP, Old Trafford (1601-00) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Civic Quarter Area of Focus under policy AF6 – The Civic Quarter.
Land fronting Lloyd Street, Denmark Street and Goose Green, Altrincham	Residential Offices Retail	Derwent Estates Ltd	283	004	No	Too many unknowns regarding the deliverability of the scheme. Not allocated.
White City Retail Park, Chester Road, Stretford	Residential Retail	Derwent Estates Ltd	283	005	No	Specific site allocated within the wider Civic Quarter AAP, Old Trafford (1601-00) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Civic Quarter Area of Focus under policy AF6 – The Civic Quarter.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Turn Moss, Turn Moss Road, Stretford, Manchester	Protection from development	Friends of Turn Moss	285	001	No	Within the Green Belt. Which provides a degree of protection from development.
Land at Heath Farm Lane, Partington	Residential	Galliford Try Partnership and Trafford Housing Trust	344	001	Yes	Specific site allocated as Land at Heath Farm Lane, Partington (1823-05) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider New Carrington Area of Focus under policy AF7 – New Carrington.
World of Pets & Leisure, Thorley Lane, Timperley, Altrincham	Residential	Harlex Property	289	001	No	Within the Green Belt. Also identified within the wider GMSF Timperley Wedge allocation.
Site bound by Wharfside Way to the north and north east, John Gilbert Way to the south and Europa Way to the west	Residential Retail Hotel and Leisure	HEREF Trafford Park Property Unit Trust (Harbert)	352	001	No	Specific site allocated within the wider Trafford Wharf Road, Trafford Park (1609-01) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Wharfside Area of Focus under policy AF2 – Trafford Wharfside.
Land south of Clay Lane, Land West of Wellfield Lane (Plot A), Timperley	Residential Greenspace Corridor	Hollins Strategic Land	329	001	No	Within the Green Belt.
Land south of Clay Lane, Land East of Wellfield Lane (Plot B), Timperley	Residential Greenspace Corridor	Hollins Strategic Land	329	002	No	Within the Green Belt.
intu Trafford Centre and its Vicinity	Town Centre designation	intu Properties PLC	295	001	No	Not considered part of the retail hierarchy.
Land at Bankhall Lane, Hale	Residential	Mr Jeremy French	350	001	No	Within the Green Belt.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
The Square Shopping Centre, Sale	Residential Retail	Maloneview (Sale) Limited	298	001	Yes	Specific site allocated as The Square, Town Square, Sale (1983) under policy HO2 – Land release for new residential development.
Land known as Carrington Moss	Protection from development	Friends of Carrington Moss	145	001	No	Within the Green Belt. Also identified within the wider GMSF New Carrington allocation.
Land at Warwick Road South	Residential Offices Retail	MC Construction	331	001	No	Too many unknowns regarding the deliverability of the scheme. Not allocated.
Land on Station Road (rear of the Old Police Station), Urmston	Residential	MJF Pension Trustees Ltd	358	001	No	Site capacity is below 10 units. However, site is identified with the SHLAA.
Meadowgate Farm, Land off Meadow Road, Urmston	Residential; or Offices	MJF Pension Trustees Ltd	358	002	No	Within the Green Belt.
Land and buildings at Fairywell & The Dobbinetts, Dobbinetts Lane, Hale	Residential	Dobbinetts Redevelopment Limited	361	001	No	Within the Green Belt. Also identified within the wider GMSF Timperley Wedge allocation.
Site E3	Residential; or Hotel; Supporting Retail	Manchester United Football Club	196	001	No	Specific site allocated within the wider Wharfside, Trafford Park (1609-00) policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Wharfside Area of Focus under policy AF2 – Trafford Wharfside.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Site N4	Residential Offices Supporting Retail	Manchester United Football Club	196	002	No	Specific site allocated within the wider Wharfside, Trafford Park (1609-00) policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Wharfside Area of Focus under policy AF2 – Trafford Wharfside.
Stadium Point, Old Trafford	Residential Offices Supporting Retail	Manchester United Football Club	196	003	No	Specific site allocated within the wider Wharfside, Trafford Park (1609-00) policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Wharfside Area of Focus under policy AF2 – Trafford Wharfside.
Broad Oak Farm	Farm diversification Visitor infrastructure	National Trust	302	001	No	Specific site identified within the wider GMSF New Carrington allocation.
Land at Dairy House Lane, Altrincham	Industrial / Warehousing	National Trust	302	002	Yes	Specific site allocated as EC3.4 – Dairyhouse Lane Employment Site under policy EC3 – Broadheath Employment Area.
Land at Rose Cottage, Seamons Road, Altrincham	Residential; or Employment	National Trust	302	003	No	Specific site allocated within the wider EC3.2 – Broadheath Employment Area under policy EC3 – Broadheath Employment Area.
Flixton Railway Station, Flixton Road, Flixton	Residential	Network Rail	338	001	No	Within the Green Belt.
Land south of Bailey Walk, Bowdon	Residential Open Space	P&D Northern Steels Ltd Executive Pension Fund	303	001	No	Within the Green Belt.
Panflora Nurseries, Barns Lane, Warburton, Lymm	Residential	Panflora Nurseries	333	001	No	Within the Green Belt.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Trafford Waters	Residential Offices Retail	Peel Investments (North) Limited	359	001	Yes	Specific site allocated as Trafford Waters, Trafford Centre Rectangle (1894-00) under policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Wharfside, Trafford Park	Residential Offices Industrial Retail Leisure	Peel Holdings (Land and Property) Limited	307	001	No	Specific site allocated within the wider Wharfside, Trafford Park (1609-00) policy HO2 – Land release for new residential development. Additionally, specific site allocated within the wider Trafford Wharfside Area of Focus under policy AF2 – Trafford Wharfside.
Land adjacent to Manchester Ship Canal to the north of Lock Lane	Residential Supporting open space	Peel Holdings (Land and Property) Limited	307	002	Yes	Specific site allocated as Land at Lock Lane, Partington (1610) under policy HO2 – Land release for new residential development.
Trafford City Strategic Location for Growth, Land bound by M60, Bridgewater Canal, Manchester Ship Canal and Parkway	Residential Offices Industrial Leisure	Peel Holdings (Land and Property) Limited	307	003	Yes	Specific site allocated as Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land off Central Road, adjacent to Partington Shopping Centre	Residential	Peel Holdings (Land and Property) Limited	307	004	Yes	Specific site allocated as Former Health Centre, Central Road, Partington (2702) under policy HO2 – Land release for new residential development.
Trafford Retail Park, Barton Road, Urmston	Retail	Peel Holdings (Land and Property) Limited	308	005	No	Specific site allocated within the wider TC3.9 b) – Trafford Retail Park, Neary Way, Davyhulme; under policy TC3 – Out of Centre development

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Land to the south of Manchester Ship Canal and west of Barton bridge, Trafford Way, Trafford Park, Manchester	Energy generation	Peel Energy Ltd	309	001	No	The Local Plan has not allocated energy infrastructure.
Land to the north and south of the Manchester Ship Canal adjacent to Barton Road Swing Bridge and Barton Swing Aqueduct	Heritage	Peel Holdings (Land and Property) Limited	307	006	Yes	Specific site allocated as Barton Upon Irwell Conservation area under policy HE2 – Conservation Areas.
EventCity, Phoenix Way, Off Barton Dock Road, Manchester	Leisure	Peel Holdings (Land and Property) Limited	307	007	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Former Container Base, Barton Dock Road, Trafford Park	Leisure Showroom	Peel Holdings (Land and Property) Limited	307	008	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land off Trafford Way to the south west of Chill Factore and to the south east of Trafford Sportsdome	Leisure	Peel Holdings (Land and Property) Limited	307	009	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land adjoining the Manchester Ship Canal and Western Gateway Infrastructure Scheme	Roadside services Parking	Peel Holdings (Land and Property) Limited	307	010	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Former Boat Yard and TFGM Land, Edge Lane, Stretford	Residential	Peel Holdings (Land and Property) Limited	307	011	No	Specific site allocated within the wider Former Boat Yard, Edge Lane, Stretford (1608) under policy HO2 – Land release for new residential development.
Former Boat Yard, Edge Lane, Stretford	Residential	Peel Holdings (Land and Property) Limited	307	012	Yes	Specific site allocated as Former Boat Yard, Edge Lane, Stretford (1608) under policy HO2 – Land release for new residential development.
The Chandlery Building, Stretford Marina, Marland Way, Stretford	Residential	Peel Holdings (Land and Property) Limited	307	013	No	Site capacity is below 10 units.
Compound behind Holiday Inn, Trafford Park	Offices Industrial	Peel Holdings (Land and Property) Limited	307	014	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land comprising the Bridgewater Centre between Barton Dock Road and the Bridgewater Canal	Leisure Employment Showroom	Peel Holdings (Land and Property) Limited	307	015	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land comprising Fords of Winsford between Barton Dock Road and the Taylor Road	Leisure Employment Showroom	Peel Holdings (Land and Property) Limited	307	016	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Land between J10 of the M60 and the Trafford Golf Centre, to the west of Trafford Boulevard	Leisure Employment Showroom	Peel Holdings (Land and Property) Limited	307	017	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Manchester Waters (comprising part of the Cornbook Hub and Pomona Island)	Residential Office Hotel	Peel Holdings (Land and Property) Limited	307	018	Yes	Specific site allocated as Pomona Docks, Pomona Strand, Old Trafford (1848-00) under policy HO2 – Land release for new residential development. Additionally, specific site allocated as Pomona Area of Focus under policy AF1 – Pomona Island.
Land to the North of Carrington Spur	Residential	Mr Peter Lynch	327	001	No	Within the Green Belt.
Land off Brooks Drive and land adjoining Davenport Green Hall	Residential	Mr Peter Lynch	327	002	No	Within the Green Belt.
Land to the east (Site 1), Warburton Lane, to the south of the urban area of Partington.	Residential	Redrow Homes Ltd	263	001	No	Within Protected Open Land. Specific site identified within the wider GMSF New Carrington allocation.
Land to the west (Site 2), Warburton Lane, to the south of the urban area of Partington.	Residential	Redrow Homes Ltd	263	002	No	Within Protected Open Land. Specific site identified within the wider GMSF New Carrington allocation.
Southfield Nursery, 27 Clay Lane, Timperley	Residential	Stamford Property Holdings	334	001	No	Within the Green Belt. Also identified within the wider GMSF Timperley Wedge allocation.
128 Wood Lane, Timperley and land to the rear thereof	Residential	Stamford Property Holdings	334	002	No	Within the Green Belt. Also identified within the wider GMSF Timperley Wedge allocation.
Land at New Manor Stretford, Bradley Lane, Stretford	Offices Industrial/Warehousing	Taurus Investment Holdings in partnership with Orbit and Mountpark	351	001	No	Within the Green Belt.

Site submitted	Proposed use	Consultee name	Consultee Ref	Rep number	Specific Site allocated in Local Plan?	Council comments
Beyond (formerly Chill Factore)	Leisure	U+I Group Plc	360	001	No	Specific site allocated within the wider Trafford Centre Rectangle Area of Focus under policy AF4 – Trafford Centre Rectangle.
Former school and Red Brook public house site bound by Oak Road and Warburton Lane	Residential	Your Housing Group	325	001	Yes	Specific site allocated as Former School and Red Brick Public House, Oak Road, Partington (1561) under policy HO2 – Land release for new residential development.
Hale Waste Water Treatment Works	Residential	United Utilities Water Limited	313	001	No	Within the Green Belt.
Bowdon Reservoir	Residential	United Utilities Water Limited	313	002	No	Within the Green Belt.
499 Chester Road, Stretford, Manchester	Residential Office Retail	Beech Holdings	323	001	Yes	Specific site allocated as Petrol Station and Adj land at 499 Chester Road, Old Trafford (2234) under policy HO2 – Land release for new residential development.

Appendix A – Email/letter text sent to consultation database

Regulation 18 - Notice of consultation on the subject and scope of Trafford Local Plan

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that Trafford Council is preparing a new Local Plan. The decision to prepare a Trafford Local Plan was agreed by Trafford Council's Executive on 25th June 2018.

Trafford Council invites you to make representations in regard of the scope and subject of the Trafford Local Plan, hereafter referred to as the Local Plan.

What is the Local Plan?

Once adopted, the Local Plan will become the main land use planning document for Trafford, and form part of the overall Development Plan. Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Council is required to keep its Local Plan up to date to retain control over the type and location of development within the Borough, and so ensuring that development across the Borough is 'plan led'.

Once adopted, the Local Plan will replace the following Development Plan documents:

- The Trafford Core Strategy (adopted January 2012) and
- The Revised Trafford Unitary Development Plan (adopted June 2006).

Proposed subject and scope of the Local Plan

The Local Plan will provide a positive vision for the future of Trafford; a framework for addressing housing needs and other economic, social and environmental priorities as well as a platform for local people to help shape their surroundings. The Local Plan will address the strategic priorities of Trafford.

Further detail on the scope and subject of the Local Plan; how the Local Plan relates to the Greater Manchester Spatial Framework; and the Integrated Assessment Scoping Report for the Local Plan can be found within the Regulation 18 Notice of consultation at www.trafford.gov.uk/local-plan-consultations

Consultation on the Local Plan Issues Paper, Integrated Assessment Scoping Report and Local Plan Call for Sites

Local Plan Issues Paper

Trafford Council is consulting on an Issues Paper which is a discussion document setting out a number of key issues that could be covered by the Local Plan and how it could address them. The broad policy themes identified cover economic growth, inclusive growth and environmental sustainability.

Integrated Assessment Scoping Report

Trafford Council is consulting on the Integrated Assessment (IA) Scoping Report. It identifies the type, nature and extent of potential effects which need to be considered and proposes the scope for future assessment stages of an IA of the Local Plan.

Local Plan Call for sites

The Local Plan will make site specific allocations for housing, employment and green spaces, similar to those in the Revised Trafford UDP. Therefore, alongside the Issues Paper consultation the Council is inviting the submission of sites in Trafford for development, protection or some other purpose.

This 'Call for sites' invitation is a chance for everyone from developers, landowners, residents and other stakeholders to help shape the Local Plan. It will also ensure that the Council has up to date information relating to potential development sites before it publishes the first consultation draft Local Plan. Each submission will be assessed in terms of its "fit" with the scope of the Local Plan and against sustainability and deliverability criteria.

Comments are invited the Issues Paper or the Integrated Assessment Scoping report as well as any site submissions **from 23rd July 2018 until 14th September 2018 when the consultation will close.**

Consultation documents and comment forms can be found and completed online via the Council's consultation page at www.trafford.gov.uk/local-plan-consultations and can be viewed at Trafford Town Hall, Sale Waterside Offices and Trafford Libraries.

Where possible comments should be submitted electronically via the online survey found on the consultation page or via email to localplan.consultation@trafford.gov.uk Where this is not possible comments can also be posted to the Strategic Planning and Growth Team, Trafford Town Hall, Talbot Road, Manchester, M32 0TH.

If you have any enquiries regarding the Local Plan Issues Paper, please email localplan.consultation@trafford.gov.uk or call 0161 912 3149 and a member of the Strategic Planning Team will be able to assist.

Data protection

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Trafford Council maintains a database of consultees who wish to be kept informed about strategic planning matters such as the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be on the consultation database and therefore not be contacted about future strategic planning consultations please state this in your response.

Appendix B – Press release

Council invites residents to help create a Local Plan for Trafford

Trafford Council is inviting residents to have their say on what they would like to see included in a new plan that is being created to help assess all future planning applications. The Local Plan will designate land for specific uses and identify priorities for development and protection.

The Council is consulting on an Issues Paper which is a discussion document setting out a number of key issues that could be covered by the Local Plan and how it could address them. For example, what key issues do you think should be covered in the Local Plan? How can the Council address housing needs and stimulate economic growth while having consideration for the environment?

Anyone living and working in the borough is invited to make comments on the Issues Paper from Monday 23 July until Friday 14 September 2018.

Once adopted, the Local Plan will become the main land-use planning document for Trafford, and form part of the Council's overall Development Plan. By law, planning applications must be determined in line with what is written in the Development Plan.

Executive Member for Investment, Regeneration and Strategic Planning, Councillor James Wright, says "It is important to note that the Issues Paper is the start of a long consultation process on what the Local Plan will look like and what issues and policies it will cover. This is the perfect opportunity for residents to get involved in shaping the future of Trafford".

You can view the Council's consultation documents and online survey at www.trafford.gov.uk/local-plan-consultations. Wherever possible comments should be submitted via the online survey or by email to localplan.consultation@trafford.gov.uk

Alternatively, please post your views to the Strategic Planning and Growth Team, Trafford Town Hall, Talbot Road, Manchester, M32 0TH.

All the relevant documents can also be viewed at Trafford Town Hall, Sale Waterside offices and in Trafford libraries.

If you have any questions please email localplan.consultation@trafford.gov.uk or call 0161 912 3149.

Notes to editors

For more information contact Rachel Fox, Communications Officer, Trafford Council. Rachel.fox@trafford.gov.uk or 0161 912 1136.

Appendix C Twitter posts

 **Trafford Council**  Follow 

Trafford Council is inviting residents to have their say on what they would like to see included in a new plan that is being created to help assess all future planning applications. bit.ly/2uSqGcd

8:30 am - 26 Jul 2018

17 Retweets 18 Likes 

 3  17  18

 **Trafford Council**  Follow 

Trafford Council is inviting residents to have their say on what they would like to see included in a new plan that is being created to help assess all future planning applications.

trafford.gov.uk/local-plan-con...

8:05 am - 20 Aug 2018

9 Retweets 10 Likes 

  9  10

 **Trafford Council**  Follow 

Trafford Council is inviting residents to have their say on what they would like to see included in a new plan that is being created to help assess all future planning applications.

 bit.ly/2uSqGcd

7:45 am - 11 Sep 2018

10 Retweets 4 Likes 

 1  10  4

Appendix D – Email text sent to Partnerships database

Inclusive Growth and Strong Communities Boards – further to my email yesterday, please complete the survey and promote – thanks

Local people are invited to have their say on what they would like to see included in a new plan that is being created to help assess all future planning applications. The Local Plan will designate land for specific uses and identify priorities for development and protection.

What are the key issues that could be covered by the Local Plan and how could it address them? For example, how do we address housing needs and stimulate economic growth while having consideration for the environment?

Anyone living or working in the borough is invited to make comments until Friday 14 September 2018.

Once adopted, the Local Plan will become the main land-use planning document for Trafford, and form part of the borough's overall Development Plan. By law, planning applications must be determined in line with what is written in the Development Plan. Executive Member for Investment, Regeneration and Strategic Planning, Councillor James Wright, said: "It is important to note that the Issues Paper is the start of a long consultation process on what the Local Plan will look like and what issues and policies it will cover. This is the perfect opportunity for residents to get involved in shaping the future of Trafford."

You can view the consultation documents and online survey at www.trafford.gov.uk/local-plan-consultations.

Wherever possible comments should be submitted via the online survey or by email to localplan.consultation@trafford.gov.uk. Alternatively, please post your views to the Strategic Planning and Growth Team, Trafford Town Hall, Talbot Road, Manchester, M32 0TH.

All the relevant documents can also be viewed at Trafford Town Hall, Sale Waterside offices and in Trafford libraries.

If you have any questions please email localplan.consultation@trafford.gov.uk or call 0161 912 3149