

# Review of Planning Guidance in Trafford

## Consultation Document – June 2015

### 1.0 Background

- 1.1 The Council currently has a range of formal and informal planning guidance which are used as a material consideration when taking decisions on planning applications in the Borough.
- 1.2 The guidance covers a wide range of technical planning advice on, for example, domestic extensions, Conservation Areas, planning obligations, advertisements, noise standards, etc. as well as for specific locations in the Borough such as the A56 corridor and Stretford Town Centre, etc.
- 1.3 Much of the existing guidance, whilst generally useful and still in-use, predates the adoption of the Council's Core Strategy in 2012 and has been scheduled for review for some time now. This review would ensure that the Council's guidance is up-to-date, robust and can be given significant weight in planning decision making.
- 1.4 This consultation document sets out the scope of a proposed review, including details of how the Council will update or replace existing guidance and produce new guidance. This proposed review has been put out for public consultation in order to ensure that future planning guidance will meet the community's aspirations and will be fit for purpose.

### 2.0 Current Position

- 2.1 The Council currently has 40 separate planning guidance documents that have been approved for development management purposes. These are grouped into 3 different formats as follows:
  - 9 formal, up-to-date Supplementary Planning Documents;
  - 22 formal older Planning Guidance documents;
  - 9 informal Area-Specific Planning Guidance documents;
- 2.2 **Supplementary Planning Documents (SPDs)** are non-statutory planning documents prepared by the Council in consultation with the local community. These documents are intended to provide additional information to assist with the interpretation and implementation of policies set out within the Trafford Local Plan: Core Strategy (2012) and/or Policies and Proposals of the Revised Trafford UDP (2006).
- 2.3 The full list of current SPDs in Trafford can be found in Table 1 of the Appendix. It is considered that they are largely up-to-date (some of the Conservation Area Appraisals are very recent) but there are a number that need to be reviewed to ensure they are in line with the Trafford Core Strategy and national guidance.
- 2.4 The Council's **Planning Guidance** documents were originally adopted prior to the 2004 Town and Country Planning Act and Local Development Framework (LDF) and most of them relate to UDP Policies which have now been superseded by Core Strategy Policies. However, as the documents were broadly consistent with Development Plan policy, as

expressed in the Core Strategy, and current legislation/government guidance, they were considered to be still relevant to the decision making process in Trafford. Therefore, on the 9th February 2012, the Council's Planning Committee adopted these documents for development management purposes until such time that they could be formally reviewed in the context of the new planning framework for Trafford.

- 2.5 The full list of planning guidance notes can be found in Table 2 of the Appendix. As can be seen, most of the documents were originally produced and adopted in the 1990s and, whilst much of the technical guidance contained within is still appropriate, it is considered that the guidance notes need to be reviewed in order to ensure they are up-to-date, consistent with the Core Strategy and national guidance and are still needed. It should be noted that work on a review of the planning guidance notes which relate to Conservation Areas has already begun by way of Conservation Area Appraisals and this work is proposed to continue until all of the guidance for the Borough's Conservation Areas has been replaced.
- 2.6 The Council has approved a number of non-statutory planning guidance documents to guide development and provide clear advice to stakeholders wanting to develop in **specific areas** of the borough. They are used by the Council as a material consideration when determining applications for planning permission and other matters related to these specific areas. These documents are considered to be informal as they have either not been produced in line with the regulations for formal Supplementary Planning Documents (e.g. in terms of public consultation) or have not been formally adopted by the Council's Executive.
- 2.7 The full list of area-specific planning guidance notes can be found in Table 3 of the Appendix. Other than the recently adopted guidance for Cornbrook Hub, Altrincham and Stretford Town Centre, all the other guidance is over 5 years old now and predates the adoption of the Core Strategy. Therefore it is considered that the guidance notes need to be reviewed in order to ensure they are up-to-date, consistent with the Core Strategy and national guidance and are still needed. It should be noted that, in some of these areas, much of the development covered in the guidance has already occurred and so the guidance may no longer be relevant.
- 2.8 In addition to the above existing guidance, a number of **new Supplementary Planning Documents** are proposed in the Core Strategy, in order to support the delivery of the policies in the plan. The list of potential SPDs suggested in the Trafford Core Strategy can be found in Table 4 in the Appendix. This review considers whether there is a need to produce these SPDs or how the proposed guidance could be incorporated into other documents.

### **3.0 Next Steps**

- 3.1 Following internal consultation with a number of affected services, a detailed schedule of proposed changes to planning guidance has been produced. This list, including suggestions for each area of planning guidance along with a priority and justification for change, is set out in Table 5 in the Appendix and constitutes the Council's proposals for reviewing planning guidance in the Borough.

- 3.2 The proposed review of planning guidance is subject to a 6-week period of public consultation from Monday 29<sup>th</sup> June 2015 to Monday 10<sup>th</sup> August 2015 in line with current legislation/regulations and the Council's Statement of Community Involvement. This will involve writing to General, Specific and Other Consultees, publicising the consultation through the Council's website, social media, and the making of documents available at Council offices/libraries.
- 3.3 All comments on the consultation document should be forwarded to the council's strategic planning team by e-mailing [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk), telephoning 0161 912 3149 or by writing to Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH.
- 3.4 Following the closure of the formal public consultation period, the comments will be assessed and considered and where appropriate changes will be made to the review programme. A draft timescale for the review of planning guidance, detailing when each document will be consulted upon and adopted is set out in Table 6 of the Appendix.
- 3.5 It is suggested that, as and when a new SPD is adopted, those existing guidance documents that it replaces will be revoked. Those existing guidance documents which are not proposed to be replaced will be revoked upon adoption of the last set of new SPDs (currently proposed to be in September 2016). Those existing guidance documents proposed to be retained may be subject to a future review as necessary.
- 3.6 Finally, a summary list of proposed SPDs and Area-Specific Planning Guidance following the review is set out in the Appendix in Tables 7 and 8 respectively.

#### **4.0 Conclusion**

- 4.1 The production and adoption of a revised set of planning guidance will ensure that the Council has up-to-date, robust and necessary planning guidance that will support the Council's decision making on planning applications and ensure improvements in the quality and use of the built, historic and natural environment in Trafford. To not progress with a review of existing and provide new planning guidance would be contrary to both government guidance and would undermine the Council's ability to take decisions on planning applications.

## APPENDIX A

<b>Table 1: Existing SPDs</b>	
	<b>Date of Adoption:</b>
<a href="#">SPD1: Planning Obligations;</a>	July 2014
<a href="#">SPD2: A56 Corridor Development Guidelines;</a>	March 2007
<a href="#">SPD3: Parking Standards and Design;</a>	February 2012
<a href="#">SPD4: A Guide for Designing House Extensions and Alterations.</a>	February 2012
SPD5 – Conservation Areas: <ul style="list-style-type: none"> <li>• <a href="#">SPD5.1 - George Street Conservation Area Appraisal</a></li> <li>• <a href="#">SPD5.2 - Goose Green Conservation Area Appraisal</a></li> <li>• <a href="#">SPD5.3 - Old Market Place Conservation Area Appraisal</a></li> <li>• <a href="#">SPD5.4 - Stamford New Road Conservation Area Appraisal</a></li> <li>• <a href="#">SPD5.5 - The Downs Conservation Area Appraisal</a></li> </ul>	October 2014

<b>Table 2: Existing Planning Guidance</b>	
	<b>Date of Adoption:</b>
<a href="#">PG1 New Residential Development</a>	September 2004
<a href="#">PG3 Houses in Multiple Occupation</a>	June 1992
<a href="#">PG4 Residential Care Homes and Nursing Homes for the elderly</a>	July 1997
<a href="#">PG5 Day Nurseries and Playgroups</a>	September 1997
<a href="#">PG6 Use of Residential Property for Business Purposes</a>	January 1993
<a href="#">PG7 The Downs, The Devisdale, Bowdon, Ashley Heath</a>	June 1992
<a href="#">PG8 South Hale Conservation Areas</a>	January 1996
<a href="#">PG9 Residential Development in Brooklands</a>	November 1994
<a href="#">PG10 Historic Buildings - Sash Windows</a>	Not Known
<a href="#">PG11 Historic buildings - Exterior Doors</a>	November 1995
<a href="#">PG12 Industrial Development</a>	April 1994
<a href="#">PG13 Hot Food Take Away Shops</a>	February 1993
<a href="#">PG14 Advertisements</a>	July 1995
<a href="#">PG15 Satellite Dishes</a>	October 1991
<a href="#">PG16 Noise Standards</a>	April 1995
<a href="#">PG17 Shop Fronts</a>	July 1997
<a href="#">PG18 Fencing</a>	November 1995
<a href="#">PG19 Car Boot Sales</a>	December 1995
<a href="#">PG20 Service Uses in Trafford Park</a>	January 1997
<a href="#">PG23 Linotype Estate Conservation Area, Broadheath, Altrincham</a>	November 2000
<a href="#">PG24 Crime and Security</a>	September 2002
<a href="#">PG30 Landscape Strategy</a>	September

	2004
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<b>Table 3: Existing Area-Specific Planning Guidance</b>	
	<b>Date of Adoption:</b>
<a href="#">Cornbrook Hub Regeneration Framework</a>	December 2014
<a href="#">The Altrincham Strategy</a>	July 2014
<a href="#">Stretford Town Centre Masterplan</a>	January 2014
<a href="#">Old Trafford Masterplanning Report</a>	October 2009
<a href="#">MediaCity:UK and Quays Point Planning Guidance</a>	January 2007
<a href="#">Irwell City Park Planning Guidance</a>	March 2008
<a href="#">Planning Development Brief - Land at Cross Street, Sale</a>	June 2007
<a href="#">Partington - Place Shaping Principles</a>	November 2007
<a href="#">Warburton Village Design Statement</a>	Not Known

<b>Table 4: Potential New SPDs</b>	
<b>Issue:</b>	<b>Core Strategy Policy:</b>
Old Trafford Priority Regeneration Area	L3 – Regeneration
Partington Priority Regeneration Area	L3 – Regeneration
Sale West Priority Regeneration Area	L3 – Regeneration
Other Regeneration Areas	L3 – Regeneration
Transport Accessibility	L4 – Sustainable Transport
Travel Plans	L4 – Sustainable Transport
Low Carbon Growth Areas	L5 – Climate Change
Carbon Budget Statements	L5 – Climate Change
Energy Efficient Design	L5 – Climate Change
Sustainable Drainage Systems (SuDS)	L5 – Climate Change
Green Infrastructure	R3 – Green Infrastructure
Green Belt housing and conversions/extensions	R4 – Green Belt

<b>Table 5: Proposed Changes to Planning Guidance</b>	<b>Adoption Date</b>	<b>Suggestion</b>	<b>Priority</b>	<b>Comments</b>
<b>Existing Planning Guidance:</b>				
<a href="#">SPD1: Planning Obligations;</a>	July 2014	Retain	Low	May need revision in the future alongside any review of Trafford Community Infrastructure Levy.
<a href="#">SPD2: A56 Corridor Development Guidelines;</a>	March 2007	Update	Medium	Bring into line with Core Strategy, update site details and review guidance in relation to Noise Action Plans.
<a href="#">SPD3: Parking Standards and Design;</a>	February 2012	Update	Medium	Review in light of NPPF/NPPG and add guidance on accessibility/Travel Plans to create new Sustainable Transport SPD.
<a href="#">SPD4: A Guide for Designing House Extensions and Alterations.</a>	February 2012	Retain	Low	Considered to be up-to-date, robust and useful.
SPD5 – Conservation Areas	October 2014	Retain/New	High	Retain the 5 existing Conservation Area Appraisals SPDs. Add New SPDs for the remaining Conservation Area Appraisals and Conservation Area Management Plans.
<a href="#">PG1 New Residential Development</a>	September 2004	Update	Medium	Review in light of NPPF/NPPG, Core Strategy and other planning guidance. Incorporate guidance on Houses in Multiple Occupation, Residential Care Homes, etc., and Green Belt Housing to create new Residential Development SPD
<a href="#">PG3 Houses in Multiple Occupation</a>	June 1992	Replace	Medium	Incorporate relevant guidance into new Residential Development SPD
<a href="#">PG4 Residential Care Homes and Nursing Homes for the elderly</a>	July 1997	Replace	Medium	Incorporate relevant guidance into new Residential Development SPD
<a href="#">PG5 Day Nurseries and Playgroups</a>	September 1997	Update	Medium	Review in light of NPPF/NPPG, Core Strategy and other planning guidance to create new Childcare Facilities SPD
<a href="#">PG6 Use of Residential Property for Business Purposes</a>	January 1993	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other

<b>Table 5: Proposed Changes to Planning Guidance</b>	<b>Adoption Date</b>	<b>Suggestion</b>	<b>Priority</b>	<b>Comments</b>
				planning guidance
<a href="#">PG7 The Downs, The Devisdale, Bowdon, Ashley Heath</a>	June 1992	Update	High	Review and incorporate relevant guidance into new Conservation Area SPDs
<a href="#">PG8 South Hale Conservation Areas</a>	January 1996	Update	High	Review and incorporate relevant guidance into new Conservation Area SPD
<a href="#">PG9 Residential Development in Brooklands</a>	November 1994	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG10 Historic Buildings - Sash Windows</a>	Not Known	Replace	High	Review and incorporate relevant guidance into new Conservation Area SPDs and new Sustainable Design SPD
<a href="#">PG11 Historic buildings - Exterior Doors</a>	November 1995	Replace	High	Review and incorporate relevant guidance into new Conservation Area SPDs and new Sustainable Design SPD
<a href="#">PG12 Industrial Development</a>	April 1994	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG13 Hot Food Take Away Shops</a>	February 1993	Replace	Medium	Review and incorporate relevant guidance into new Environmental Protection SPD
<a href="#">PG14 Advertisements</a>	July 1995	Update	High	Review and incorporate relevant guidance on signage and shop fronts into new Advertisements and Shop Fronts SPD
<a href="#">PG15 Satellite Dishes</a>	October 1991	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG16 Noise Standards</a>	April 1995	Replace	Medium	Review and incorporate relevant guidance into new Environmental Protection SPD
<a href="#">PG17 Shop Fronts</a>	July 1997	Replace	Medium	Review and incorporate relevant guidance on signage and shop fronts into new Advertisements

<b>Table 5: Proposed Changes to Planning Guidance</b>	<b>Adoption Date</b>	<b>Suggestion</b>	<b>Priority</b>	<b>Comments</b>
				and Shop Fronts SPD
<a href="#">PG18 Fencing</a>	November 1995	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG19 Car Boot Sales</a>	December 1995	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG20 Service Uses in Trafford Park</a>	January 1997	Revoke	Low	Guidance no longer necessary, appropriate advice is available in NPPF/NPPG, Core Strategy or other planning guidance
<a href="#">PG23 Linotype Estate Conservation Area, Broadheath, Altrincham</a>	November 2000	Update	High	Review and incorporate relevant guidance into new Conservation Area SPD
<a href="#">PG24 Crime and Security</a>	September 2002	Replace	Low	Review and incorporate relevant guidance into new Sustainable Design SPD
<a href="#">PG30 Landscape Strategy</a>	September 2004	Update	Medium	Bring into line with Core Strategy and review guidance
<b>Core Strategy Issues:</b>				
Old Trafford Priority Regeneration Area	n/a	No action	Low	Core Strategy Policy L3 provides sufficient guidance to support development in this area at this point in time.
Partington Priority Regeneration Area	n/a	No action	Low	Core Strategy Policy L3 provides sufficient guidance to support development in this area at this point in time.
Sale West Priority Regeneration Area	n/a	No action	Low	Core Strategy Policy L3 provides sufficient guidance to support development in this area at this point in time.
Other Regeneration Areas	n/a	No action	Low	Core Strategy Policy L3 provides sufficient guidance to support development in this area at



<b>Table 5: Proposed Changes to Planning Guidance</b>	<b>Adoption Date</b>	<b>Suggestion</b>	<b>Priority</b>	<b>Comments</b>
				this point in time.
Transport Accessibility	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Sustainable Transport SPD
Travel Plans	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Sustainable Transport SPD
Low Carbon Growth Areas	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Sustainable Design SPD
Carbon Budget Statements	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Sustainable Design SPD
Energy Efficient Design	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Sustainable Design SPD
Sustainable Drainage Systems (SuDS)	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Green Infrastructure, Landscaping and SuDS SPD
Green Infrastructure	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Green Infrastructure, Landscaping and SuDS SPD
Green Belt housing and conversions/extensions	n/a	Provide guidance	Medium	Incorporate relevant guidance into new Residential Development SPD
<b>Existing Area-Specific Planning Guidance:</b>				
<a href="#">Cornbrook Hub Regeneration Framework</a>	December 2014	Retain	Low	Guidance is up to date and necessary to guide future development in the area.
<a href="#">The Altrincham Strategy</a>	July 2014	Replace	Medium	The guidance in this document is being reviewed as part of the Altrincham Town Centre Business Neighbourhood Plan and will be replaced as and when the Business Neighbourhood Plan is adopted.
<a href="#">Stretford Town Centre Masterplan</a>	January 2014	Retain	Low	Guidance is up to date and necessary to guide future development in the area.

<b>Table 5: Proposed Changes to Planning Guidance</b>	<b>Adoption Date</b>	<b>Suggestion</b>	<b>Priority</b>	<b>Comments</b>
<a href="#">Old Trafford Masterplanning Report</a>	October 2009	Revoke	Low	Guidance no longer necessary as most schemes in the area have been delivered or have varied from the original Masterplan
<a href="#">MediaCity:UK and Quays Point Planning Guidance</a>	January 2007	Update	Medium	Bring into line with Core Strategy and work with Salford City Council to update guidance to cover future proposed phases of Mediacity:UK
<a href="#">Irwell City Park Planning Guidance</a>	March 2008	Update	Medium	Bring into line with Core Strategy
<a href="#">Planning Development Brief - Land at Cross Street, Sale</a>	June 2007	Revoke	Low	Guidance no longer necessary as policy and development context has changed
<a href="#">Partington - Place Shaping Principles</a>	November 2007	Revoke	Low	Guidance no longer necessary as policy and development context has changed
<a href="#">Warburton Village Design Statement</a>	Not Known	Replace	Low	Review and incorporate relevant guidance into updated Warburton Village Conservation Area Appraisal SPD and updated Landscape Strategy SPD

	<b>Stage</b>	<b>Document</b>	<b>Timescale</b>
<b>First Batch</b>	Consultation	<ul style="list-style-type: none"> <li>Review of Planning Guidance</li> <li>draft Conservation Area Appraisals (next 8);</li> <li>draft Linotype Conservation Area Management Plan;</li> </ul>	June-July 2015
	Consideration of Representations	<ul style="list-style-type: none"> <li>Review of Planning Guidance</li> <li>draft Conservation Area Appraisals (next 8);</li> <li>draft Linotype Conservation Area Management Plan;</li> </ul>	July-October 2015
	Executive Approval	<ul style="list-style-type: none"> <li>Conservation Area Appraisals (next 8);</li> <li>Linotype Conservation Area Management Plan;</li> </ul>	November 2015
<b>Second Batch</b>	Consultation	<ul style="list-style-type: none"> <li>draft A56 Corridor SPD;</li> <li>draft Landscape Strategy SPD;</li> <li>draft Advertisements &amp; Shop Fronts SPD;</li> <li>draft Conservation Area Appraisals (last 8);</li> <li>draft Conservation Area Management Plans (first 5);</li> </ul>	September-October 2015
	Consideration of Representations	<ul style="list-style-type: none"> <li>draft A56 Corridor SPD;</li> <li>draft Landscape Strategy SPD;</li> <li>draft Advertisements &amp; Shop Fronts SPD;</li> <li>draft Conservation Area Appraisals (last 8);</li> <li>draft Conservation Area Management Plans (first 5);</li> </ul>	November-December 2015
	Executive Approval	<ul style="list-style-type: none"> <li>A56 Corridor SPD;</li> <li>Landscape Strategy SPD;</li> <li>Advertisements &amp; Shop Fronts SPD;</li> <li>Conservation Area Appraisals (last 8);</li> <li>Conservation Area Management Plans (first 5);</li> </ul>	January 2016
<b>Third Batch</b>	Consultation	<ul style="list-style-type: none"> <li>draft Sustainable Transport SPD;</li> <li>draft Residential Development SPD;</li> <li>draft Green Infrastructure, etc. SPD;</li> <li>draft Conservation Area Management Plans (last 15);</li> </ul>	January-February 2016
	Consideration of Representations	<ul style="list-style-type: none"> <li>draft Sustainable Transport SPD;</li> <li>draft Residential Development SPD;</li> <li>draft Green Infrastructure, etc. SPD;</li> </ul>	March-May 2016

		<ul style="list-style-type: none"> <li>• draft Conservation Area Management Plans (last 15)</li> </ul>	
	Executive Approval	<ul style="list-style-type: none"> <li>• Sustainable Transport SPD;</li> <li>• Residential Development SPD;</li> <li>• Green Infrastructure, etc. SPD;</li> <li>• Conservation Area Management Plans (last 15)</li> </ul>	June 2016
<b>Fourth Batch</b>	Consultation	<ul style="list-style-type: none"> <li>• draft Environmental Protection SPD;</li> <li>• draft Sustainable Design SPD;</li> <li>• draft Childcare Facilities SPD;</li> <li>• draft Mediacity:UK Planning Guidance;</li> <li>• draft Irwell River Park Planning Guidance;</li> <li>• revocation of remaining planning guidance;</li> </ul>	April-May 2016
	Consideration of Representations	<ul style="list-style-type: none"> <li>• draft Environmental Protection SPD;</li> <li>• draft Sustainable Design SPD;</li> <li>• draft Childcare Facilities SPD;</li> <li>• draft Mediacity:UK Planning Guidance;</li> <li>• draft Irwell River Park Planning Guidance;</li> <li>• revocation of remaining planning guidance;</li> </ul>	June-August 2016
	Executive Approval	<ul style="list-style-type: none"> <li>• Environmental Protection SPD;</li> <li>• Sustainable Design SPD;</li> <li>• Childcare Facilities SPD;</li> <li>• Mediacity:UK Planning Guidance</li> <li>• Irwell River Park Planning Guidance;</li> <li>• revocation of remaining planning guidance;</li> </ul>	September 2016

<b>Table 7: Proposed List of SPDs</b>	
	<b>Date / Proposed date of Adoption</b>
SPD1 - Planning Obligations	July 2014
SPD2 - A56 Corridor Development Guidelines	January 2016
SPD3 – Sustainable Transport	June 2016
SPD4 - A Guide for Designing House Extensions and Alterations	February 2012
SPD5 – Conservation Areas: <ul style="list-style-type: none"> <li>• SPD5.1 - George Street Conservation Area Appraisal</li> <li>• SPD5.2 - Goose Green Conservation Area Appraisal</li> <li>• SPD5.3 - Old Market Place Conservation Area Appraisal</li> <li>• SPD5.4 - Stamford New Road Conservation Area Appraisal</li> <li>• SPD5.5 - The Downs Conservation Area Appraisal</li> </ul>	October 2014

<ul style="list-style-type: none"> <li>• Ashley Heath Conservation Area Appraisal;</li> <li>• Barton upon Irwell Conservation Area Appraisal;</li> <li>• Bowdon Village Conservation Area Appraisal;</li> <li>• Hale Station Conservation Area Appraisal;</li> <li>• Linotype Conservation Area Appraisal;</li> <li>• Linotype Conservation Area Management Plan;</li> <li>• Sandiway Conservation Area Appraisal;</li> <li>• South Hale Conservation Area Appraisal;</li> <li>• The Devisdale Conservation Area Appraisal;</li> </ul>	November 2015.
<ul style="list-style-type: none"> <li>• Ashton on Mersey Village Conservation Area Appraisal;</li> <li>• Brogden Grove Conservation Area Appraisal;</li> <li>• Dunham Town Conservation Area Appraisal;</li> <li>• Dunham Woodhouses Conservation Area Appraisal;</li> <li>• Empress Conservation Area Appraisal;</li> <li>• Flixton Village Conservation Area Appraisal;</li> <li>• Longford Conservation Area Appraisal;</li> <li>• Warburton Village Conservation Area Appraisal;</li> <li>• George Street Conservation Area Management Plan</li> <li>• Goose Green Conservation Area Management Plan</li> <li>• Old Market Place Conservation Area Management Plan</li> <li>• Stamford New Road Conservation Area Management Plan</li> <li>• The Downs Conservation Area Management Plan</li> </ul>	January 2016
<ul style="list-style-type: none"> <li>• Ashley Heath Conservation Area Management Plan;</li> <li>• Barton upon Irwell Conservation Area Management Plan;</li> <li>• Bowdon Village Conservation Area Management Plan;</li> <li>• Hale Station Conservation Area Management Plan;</li> <li>• Sandiway Conservation Area Management Plan;</li> <li>• South Hale Conservation Area Management Plan;</li> <li>• The Devisdale Conservation Area Management Plan;</li> <li>• Ashton on Mersey Village Conservation Area Management Plan;</li> <li>• Brogden Grove Conservation Area Management Plan;</li> <li>• Dunham Town Conservation Area Management Plan;</li> <li>• Dunham Woodhouses Conservation Area Management Plan;</li> <li>• Empress Conservation Area Management Plan;</li> <li>• Flixton Village Conservation Area Management Plan;</li> <li>• Longford Conservation Area Management Plan;</li> <li>• Warburton Village Conservation Area Management Plan;</li> </ul>	June 2016.
SPD6 – Advertisements and Shop Fronts	January 2016
SPD7 – Landscape Strategy	January 2016
SPD8 – Green Infrastructure, Landscaping and SuDS	June 2016
SPD9 – Residential Development	June 2016
SPD10 – Environmental Protection	September 2016
SPD11 – Sustainable Design	September 2016
SPD12 – Childcare Facilities	September 2016

<b>Table 8: Proposed List of Area-Specific Planning Guidance</b>	<b>Date of Adoption</b>
Cornbrook Hub Regeneration Framework	December 2014
Stretford Town Centre Masterplan	January 2014
MediaCity:UK Planning Guidance	September 2016
Irwell River Park Planning Guidance	September 2016