



Development Plan Document

Core Strategy: Further Consultation on Core Policies L2, L4, L5, W1 and R5

November 2009

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Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

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URDU

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1 INTRODUCTION

- 1.1 In July 2009 the Council published its Further Consultation on the Preferred Option. A number of comments were submitted to the Council on this document, covering a wide variety of issues, which the Council will address by way of the next formal public consultation stage – the Publication version of the Plan.
- 1.2 However a more limited number of representations raised concern that the Core Strategy appeared to be delegating matters of policy to non statutory planning documents such as Supplementary Planning Documents. In particular these concerns were raised in relation to targets associated with meeting Trafford's housing needs; climate change and open space and recreation. Additionally concern was raised over the lack of car and cycle parking standards being included within the Core Strategy and the fact that the Plan did not set out the amount of further land that is required for economic development over the Plan period, and the distribution of that land.
- 1.3 Given that the amendments required to address these concerns would result in substantial changes to the Plan it has been decided that it would be appropriate to publish the relevant policies for an additional, informal consultation period, in advance of the Publication version. Therefore this Interim Consultation document has been published and on which your comments are now invited.
- 1.4 As a result the Council has produced this Interim Consultation document and published the associated Sustainability Appraisal work alongside it. This consultation relates only to:

Policy L2 – Meeting Housing Needs

Policy L4 – Sustainable Transport and Accessibility

Policy L5 – Climate Change

Policy W1 – Economy

Policy R5 – Open Space and Recreation

- 1.5 If you wish to make comments on this document please do so no later than 5.00 pm on **Monday 21st December 2009** via:

On-line at: www.trafford.gov.uk
Email to: strategic.planning@trafford.gov.uk
Post to: c/o Strategic Planning & Developments,
1st Floor Waterside House,
Sale Waterside,
Sale M33 7ZF
- 1.6 Amendments to the other Policies within the Plan, arising out of responses to the June 2009 Core Strategy document, will be contained within the Publication version of the Plan, to be published in 2010.

2 L2 - MEETING HOUSING NEEDS

- 2.1 The Council is required to not only ensure that sufficient land is made available to meet RSS targets, but also to ensure that there is an adequate mix of housing types and sizes to meet the needs of the community.

POLICY L2: MEETING HOUSING NEEDS

- L2.1 All new residential development proposals will be assessed for the contribution that will be made to meeting the housing needs of the Borough and the wider aspirations of the Council's Sustainable Community Strategy.
- L2.2 All new development will be required to be:
- On a site of sufficient size to accommodate adequately the proposed use and all necessary ancillary facilities for prospective residents;
 - Appropriately located in terms of access to existing community facilities and/or delivers complementary improvements to the social infrastructure (schools, health facilities, leisure and retail facilities) to ensure the sustainability of the development;
 - Not harmful to the character or amenity of the immediately surrounding area and;
 - To be in accordance with L7 and other relevant policies within the Development Plan for Trafford.
- L2.3 In order to meet the identified affordable housing need within the Borough, the Council will seek to achieve, through this policy, a target split of 60:40; market:affordable housing.
- L2.4 The Council will seek to achieve, through this policy, a target split of 70:30; small:large (3+ beds) with 50% of the "small" homes being accommodation suitable for families.
- L2.5 Based on the minimum housing land target of 11,800 for the Plan period as set out in Policy L1 the above targets will approximately equate to:

	Smaller, predominantly 2 bed accommodation	Smaller 2 bed family accommodation	Larger 3+ bed Family accommodation	Total
Market	33%	33%	33%	7,100
Affordable	50%	25%	25%	4,700

Table L2

Dwelling Type & Size

- L2.6 The proposed mix of dwelling type and size should contribute to meeting the housing needs of the Borough, as set out in the Council's Housing Strategy and Housing Market Assessment. In particular, developers should make it clear how their proposed development will:
- Make a contribution to the creation of mixed and sustainable local communities;
 - Be adaptable to the needs of its residents over time;
 - Contribute to meeting the target split between small and large accommodation and;
 - Increase the provision of family homes,

- L2.7 1 bed, general needs accommodation – will, normally, only be acceptable for schemes that support the regeneration of Trafford's town centres and the Regional Centre. In all circumstances, the delivery of such accommodation will need to be specifically justified in terms of a clearly identified need.

Affordable Housing

- L2.8 In respect of all qualifying development proposals, appropriate provision should be made to meet the identified need for affordable housing.
- L2.9 In order to take into account current issues relating to viability the Borough (excluding Trafford Park, which is currently not a residential area) will be split into 3 broad market locations:
 "cold"– being the Old Trafford, Carrington and Partington "Places";
 "moderate"– being the Urmston, Stretford and Sale "places" and;
 "hot"– being the Altrincham, the Mersey Valley and Rural Communities Places.
- L2.10 Further definition of these market locations will be given within the Affordable Housing SPD.
- L2.11 The minimum threshold for qualifying sites will be 5 residential units in the Borough's "hot" and "moderate" market locations and 15 within the Borough's "cold" market locations.
- L2.12 Under normal market conditions a geographically variable target, based on "cold", "moderate" and "hot" market locations, will be applied to all qualifying developments, (except residential care homes) to assess the appropriate level of affordable housing contribution as follows:
- Within "cold" market locations, a 5% contribution will be sought.
 - Within "moderate" market locations, a 20% contribution will be sought.
 - Within "hot" market locations, a 40% contribution will be sought.
 - In Trafford Park, or in areas where the nature of the development is such that, in viability terms, it will perform differently to generic developments within a specified market location the affordable housing contribution will be determined via a site specific viability study, and will not normally exceed 40%.
- L2.13 In terms of the required affordable housing contribution, the Council will adopt the following principles:
- a. At least 50% of the affordable housing provision will be required to be accommodation suitable for families;
 - b. In developments where there is a mix of both houses and apartments, the affordable housing element should reflect the overall mix of unit types on the site;
 - c. A split of 50:50 in the affordable housing units to be provided between intermediate (commonly shared ownership) and social rented housing units, unless exceptional circumstances can be demonstrated as set out in the accompanying SPD.
- L2.14 The Council will not normally support affordable housing provision that is only "affordable" at the time of first occupation. Developers will be required to demonstrate that the units will be "affordable" to subsequent occupiers.
- L2.15 The Council will encourage and promote the involvement of Registered Social Landlords (RSL) in the provision and management of affordable housing. Where there is no involvement on the part of an RSL, more detailed arrangements to control long-term occupancy and management of the affordable units will be required to be secured by means of a planning condition or by an agreement under Section 106 of the Town and Country Planning Act 1990.

Older Persons Accommodation

- L2.16 In order to meet the needs arising from the increasing longevity of the Borough's older residents, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people.
- L2.17 With specific reference to the "frail elderly" of the Borough, the Council will seek to meet their needs through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including 'extra-care' housing.

Gypsy, Roma and Traveller Communities and Travelling Showpeople

- L2.18 The Council will seek to make appropriate new provision to meet the need for Gypsy, Roma and Traveller communities and Travelling Showpeople accommodation identified in the RSS. Until such time that the LADPD is adopted the Council will secure the provision of this type of accommodation in accordance with the criteria set out below:
- a. The site should be capable of providing safe and convenient vehicular and pedestrian access;
 - b. Sites should not exceed 15 pitches unless there is clear evidence to suggest otherwise.
 - c. For smaller sites of 3 to 4 pitches the Council will require developers to demonstrate how the proposal will provide adequate infrastructure on site, including for example, roads, water and energy supplies, to each pitch.
 - d. The site must be large enough to provide for adequate on-site facilities;
 - e. The site should be well located on the highway network;
 - f. The site should be capable of providing safe and convenient access to schools and local community facilities;
 - g. The site should not have an unacceptable impact on the amenities of adjacent occupiers;
 - h. Adequate levels of privacy and residential amenity for occupiers and neighbouring properties should be provided.

Justification

- 2.2 This Policy seeks to give a local expression to the provisions of RSS Policies DP2, DP4, DP7, DP9, L2, L4, L5 and MCR1 that seek to promote high quality, well designed, sustainable, energy efficient, eco-friendly and affordable new accommodation across the NW region.
- 2.3 It seeks to support the delivery of a balanced "housing offer" – providing the right quality and type of housing in the right places – taking account of the findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).

- 2.4 The Trafford Housing Strategy (2009) has set the following “housing offer” targets for achievement in the early years of the plan period (2009 to 2012):
- The LDF should develop an affordable housing target which addresses the affordable housing need (annual affordable shortfall of 541 units);
 - Deliver new larger family housing in those parts of the Borough where this product is proportionately under-represented;
 - Ensure that current stock across Trafford contributes positively to meeting objectives; and
 - Deliver new housing for older person households suitable for a range of household circumstances.
- 2.5 The HMA concludes that in terms of size mix, the main need is for 2-bed dwellings, and there is no net need for 1-beds in either market or affordable categories. There is a significant need for family housing as well as flats, mainly in the three bed category but also some of the 2 bed requirement would best be provided as family housing. It therefore recommends that there should be a focus on 2-bed flats, and upon 2-bed and 3-bed family housing in almost equal proportions.
- 2.6 Should monitoring work, including future revisions of the Trafford Housing Strategy and the Local Area Agreement, indicate that the targets set within this policy need to be reviewed, the Council, in consultation with the Regional Planning Body will determine whether or not a review of this development plan policy is necessary.

Dwelling Type and Need

- 2.7 Objective 2b (ii) of the Housing Strategy is to ensure provision of a range of house types and tenures that is appropriate to the diverse and changing needs of Trafford's population and works to create sustainable communities and neighbourhoods across the Borough.
- 2.8 Objective 5b(ii) of the Trafford Housing Strategy makes it clear that new homes should be made adaptable for the changing needs of the Borough's population. In particular it promotes the adoption of Lifetime Homes principles in all new development.
- 2.9 The Trafford HMA (2006) shows a need for family housing across the Borough, but particularly in the north. The broad definition of family housing will include larger properties (three bedrooms and larger) as well as smaller two bedroom houses to meet a range of family circumstances. Accordingly, the Housing Strategy objective 2b (iii) is to deliver new family housing across the Borough to reflect the HMA.
- 2.10 The recommendations within the Greater Manchester SHMA recognised that alongside a sustained emphasis on the development of family housing it is important that the town centres across the Borough continue to attract high quality residential uses. This will continue to ensure the ongoing renaissance of the town centres and ensure that they continue to develop as vibrant centres of activity.
- 2.11 General needs housing is for a broad range of independent people who do not require specialist housing.

Affordable Housing

- 2.12 The CLG definition of affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and

- include provisions for:

1. the home to be retained for future eligible households; or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.
2. Social rented housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

2.13 Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (eg *HomeBuy*) and other low cost homes for sales, and intermediate rent.

2.14 The Trafford HMA (2006) concluded that Trafford had an annual affordable shortfall across the Borough of 541 units. When split between Trafford sub-markets there is a greater need for affordable housing provision in the Southern sub-market, at 371 units per annum, than in the Northern sub-market at 169 affordable units per annum.

2.15 When analysis is undertaken of those demographic groups within Trafford most likely to fall into affordable housing need, the most acute need is for lone parent households and other households with one child. In total, households containing children make up a shortfall of 296 units of affordable housing per annum, this represents over half of the net need estimate of 541. In addition to this the Housing Strategy (2009) identifies the need to meet the requirements of specific cultural and religious family needs, this will include the development of larger family homes.

2.16 The amount of new affordable housing was derived by assuming a 50% target on all qualifying developments. However the HMA concluded that such a target never yields its face value because some sites escape the target by being too small, others have viability problems etc.

2.17 PPS3 makes it clear that local planning authorities need to not only consider the need for affordable housing, but also the impact that the provision of such accommodation may have on the viability of sites. To this end the Council commissioned a viability study to consider this matter.

2.18 Using the Places defined within this Core Strategy (Figure 2 – Places in Trafford) the Economic Viability study, under normal market conditions, found that a 5% affordable housing contribution would be viable in “cold” market locations – the Old Trafford, Carrington and Partington “Places”; 20% in “moderate” market locations – the Urmston, Stretford and Sale “places”; rising to 40% in “hot” market locations – the Altrincham, the Mersey Valley and Rural Communities Places. Trafford Park was identified as not currently residential. These areas will be further defined in the associated SPD.

2.19 The Viability Study considered a number of specific sites that, in economic viability terms, appeared to out-perform their generic market location expectation and therefore would be able to deliver significant proportions of affordable housing, even at future CfSH levels. However given that the study was based upon broad development assumptions, such sites should be reappraised by the Council based upon further detailed site specific information, prior to negotiating affordable housing (and other) contributions.

2.20 Therefore in the light of the conclusions of the HMA and the Economic Viability Study, the Council therefore considers that a more achievable overall target at this point in time would be approximately 40%, as illustrated by Table L2. When applying this target to individual

sites there will however be some variations, arising from site specific viability issues as outlined in the policy.

- 2.21 The HMA recommended that there should be split of 50:50 between intermediate (commonly shared ownership) and social rented housing in both the north and south of the Borough and the economic viability study concluded that varying this split would not make a substantial difference to the viability of schemes. However it does recommend that the Council should remain flexible to variation in the affordable housing tenure split, where circumstances suggest that it is appropriate and that these should be established on a site by site basis. The Affordable Housing SPD gives further guidance in this respect.
- 2.22 Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the "hot" and "moderate" market locations. However it concluded that taking such an approach would result in a substantial increase in actual levels of affordable housing being delivered. In relation to the Borough's "cold" market locations it concluded that a threshold of 15 units should be applied.
- 2.23 The mechanism and required level of evidence for variations relating to economic viability issues will be set out in the associated SPD.
- 2.24 Residential care homes provide a unique type of accommodation and as such would be exempt from the requirement to deliver affordable housing. In cases of dispute as to whether accommodation represents "residential care", rather than retirement/sheltered accommodation, the Community Services and Social Care Team will be the arbitrator.

Older Persons Accommodation

- 2.25 The Trafford Housing Strategy proposes that new housing for older households should be suitable for a range of household circumstances (tenure and type), including extra care housing and the adoption of lifetime homes principles. In this way the Housing Strategy considers that the provision of new housing will meet current shortfalls in meeting the needs of identified vulnerable household groupings, including older persons.
- 2.26 The Housing Strategy considers that emphasis should continue to be placed on ensuring that where possible, and where it is appropriate, older persons are able to remain within their existing home and certainly within close proximity to established family and social networks. Continuing to promote the principles of Lifetime Homes within new development is critical to 'future-proofing' the new generation of housing within the Borough.
- 2.27 However the Housing Strategy recognises that whilst the application of these principles will assist in meeting the needs of a large proportion of households there is also a sustained need to deliver Extra Care housing to meet the specific needs of those residents whose needs can no longer be met through their existing accommodation. Specifically the Trafford HMA (2006) estimates that there are a total of 4,289 'frail elderly households' within Trafford with 10.4% of these living in unsuitable housing.

Gypsy, Roma and Traveller Communities and Travelling Showpeople

- 2.28 Government policy (Circular 01/2006) requires local authorities to allocate sites to meet any identified accommodation needs of Gypsies and Travellers and set out the criteria for the assessment of sites that are not allocated.
- 2.29 Initial research being conducted in relation to the Partial Review of the RSS suggests that there is a shortfall (to 2016) of 25 Gypsy and Traveller Pitches. This target will be applied until such time that more long-term targets are identified and agreed through the Gypsy and

Traveller Accommodation Strategy to be prepared at the local level. The Strategy will identify sites to meet any identified accommodation needs of Gypsies and travellers and set out the criteria for the assessment of sites that are not allocated. Sites to be allocated will be identified in the LADPD.

- 2.30 The CLG document Designing Gypsy and Traveller Sites – Good Practice Guide acknowledges that where sites of more than 15 pitches can be justified “Closes” can be used within the site to retain the sense of community and to provide a comfortable environment, and a site that is easy to manage.
- 2.31 The CLG document Designing Gypsy and Traveller Sites – Good Practice Guide considers that particular regard should be made to the convenience for residents; the safety for residents; the visual and acoustic privacy- both for people living on the site and those living nearby; aesthetic compatibility with the local environment and scope for social integration with the local community will all be matters for consideration.
- 2.32 The CLG document Designing Gypsy and Traveller Sites – Good Practice Guide states that smaller sites of 3 to 4 pitches can also be successful, particularly where designed for one extended family. These can be advantageous in making good use of small plots of land, whilst retaining the qualities described in the above document and expected by families on modern sites.
- 2.33 Site ownership and management options are currently being explored including the possibility of the Council providing/acquiring land and RSL partners managing the site(s).

3 PARKING EXTRACT OF POLICY L4 – SUSTAINABLE TRANSPORT AND ACCESSIBILITY

POLICY L4 EXTRACT

PARKING

Car and Cycle Parking Standards

- L4.13 Maximum levels of car parking for broad classes of development will be used as part of a package of measures to promote sustainable transport choices, reduce the land-take of development, enable schemes to fit into central urban sites, promote linked-trips and access to development for those without use of a car and to tackle congestion.
- L4.14a The specific car parking standards set out in Table L4 (below) are maximum standards, except in relation to standards for disabled people, motor cycles and cycles, which are set out as minimum standards that each development will normally be expected to provide.
- L4.14b Specific guidance in relation to the layout of parking provision will be provided in a supplementary planning document.

Justification

- 3.1 National parking guidance and policy is currently provided in PPS11, PPG13 and PPS3. Appendix RT (d) of RSS sets out good practice for refining land use categories and encourages local authorities to establish additional categories relevant to their area.
- 3.2 The car parking standards set out in this Core Strategy have been prepared in accordance with these policy documents, together with emerging work on the RSS Partial Review. The standards specify the requirements which each development will normally be expected to provide, although every planning application is treated on its individual merits. The standards are intended to mitigate the impact of parking needs and encourage a modal shift to more sustainable modes of transport and minimise the dangers to public and highway safety and the loss of amenity and convenience likely to be caused by on-street parking.
- 3.3 The Area Types referred to in Table L4, refer to the three accessibility categories as defined within the Submitted Draft North West Plan Partial Review (July 2009). In the case of Trafford these equate to:
- Area A covers the four town centres;
- Area B covers the district and local centres;
- Area C covers all other areas.

Table L4 – Car and Cycle Parking Standards

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
A1 Shops	Food Retail	1 space per 16 sqm	1 space per 15 sqm	1 space per 14 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 140 sqm (minimum of 2 spaces)	1 space per 350 sqm (minimum of 2 spaces)	Smaller food and non-food facilities (say under 500sqm) may require significantly less parking due to serving local needs - each application to be judged on its merits.
	Non-food Retail	1 space per 22 sqm	1 space per 21 sqm	1 space per 20 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 200 sqm (minimum of 2 spaces)	1 space per 500 sqm (minimum of 2 spaces)	Includes hairdressers, undertakers, travel agents, post offices, pet shops, etc (say under 500sqm) may require significantly less parking due to serving local needs - each application to be judged on its merits.
	Retail warehouses	1 space per 60 sqm	1 space per 45 sqm	1 space per 40 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 200 sqm (minimum of 2 spaces)	1 space per 500 sqm (minimum of 2 spaces)	
A2 Financial and Professional Services	Banks/Building societies, betting offices, estate and employment agencies, professional and financial services	1 space per 35 sqm	1 space per 32 sqm	1 space per 30 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 200 sqm (minimum of 2 spaces)	1 space per 500 sqm (minimum of 2 spaces)	
A3/A5 Restaurants/Cafes Hot food takeaways	Restaurants/cafes/snack bars Fast food and drive through	1 space per 8 sqm of public floor area	1 space per 6 sqm of public floor area	1 space per 5 sqm of public floor area	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 50 sqm (minimum of 2 spaces)	1 space per 125 sqm (minimum of 2 spaces)	

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
A4 Drinking Establishments	Public Houses/Wine Bars/Other Drinking Establishments	1 space per 8 sqm of public floor area	1 space per 6 sqm of public floor area	1 space per 5 sqm of public floor area	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 50 sqm (minimum of 2 spaces)	1 space per 125 sqm (minimum of 2 spaces)	
B1 Business	Office, Business Parks, Research and Development	1 space per 40 sqm	1 space per 32 sqm	1 space per 30 sqm	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity	1 space per 300 sqm (minimum of 2 spaces)	1 space per 750 sqm (minimum of 2 spaces)	Provision at business parks may enable some sharing of spaces between development plots; this should be taken into account within proposals.
	Call Centres	1 space per 40 sqm (starting point for discussions)	1 space per 32 sqm (starting point for discussions)	1 space per 30 sqm (starting point for discussions)	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity	1 space per 300 sqm (minimum of 2 spaces)	1 space per 750 sqm (minimum of 2 spaces)	Use as a starting point with each application judged on its own merits. A less strict standard may often be appropriate but local authorities must be mindful of change of use issues.
B2 General Industry	General Industry	1 space per 60 sqm	1 space per 48 sqm	1 space per 45 sqm	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity	1 space per 450 sqm (minimum of 2 spaces)	1 space per 1000 sqm (minimum of 2 spaces)	Includes general industry in residential areas

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
B8 Storage and distribution	Storage and distribution	1 space per 100 sqm	1 space per 100 sqm	1 space per 100 sqm	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity	1 space per 850 sqm (minimum of 2 spaces)	1 space per 2000 sqm (minimum of 2 spaces)	1 space per 100 sqm suggested by EiP Panel Report
C1 Hotels	Hotels, boarding and guesthouses	1 space per bedroom including staff parking provision	1 space per bedroom including staff parking provision	1 space per bedroom including staff parking provision	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 10 guest rooms (minimum of 2 spaces)	1 space per 25 guest rooms (minimum of 2 spaces)	The inclusion of ancillary uses such as conference centres and publicly available leisure centres should initially be treated as additional to the general hotel use. However, assessments should be made of potential efficiencies in parking provision, making allowances for example for conference delegates staying in the hotel.
C2 Residential Institutions	Residential care homes/Nursing Homes	1 per 4 beds	1 per 5 beds	1 per 5 beds	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 40 beds (minimum of 2)	1 space per 100 beds (minimum of 2)	These standards should cater for all users of the development, not just residents

Class & Broad Land Use	Specific Land Use		Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
			All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
C2 Residential Institutions	Sheltered accommodation		1 space 2 beds	1 space 3 beds	1 space 3 beds	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 20 beds (minimum of 2)	1 space per 50 beds (minimum of 2)	These standards should cater for all users of the development, not just residents
C3 Dwelling houses	Dwelling houses	1 bedroom	0.5 to 1	1	1	Negotiated on a case-by-case basis	Negotiated on a case-by-case basis	1 (allocated) 1 (communal)	-	Cycle parking need not be provided if garages are available.
		2 to 3 bedrooms	1.5	2	2			2 (allocated) 1 (communal)	-	
		4+ bedrooms	2	3	3			4 (allocated) 2 (communal)	-	
	Sheltered accommodation		1 space per residential unit for resident staff plus 1 space per 2 dwellings Visitors 1 space per 8 dwellings	1 space per residential unit for resident staff plus 1 space per 2 dwellings Visitors 1 space per 8 dwellings	1 space per residential unit for resident staff plus 1 space per 2 dwellings Visitors 1 space per 8 dwellings	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 20 dwellings (minimum of 2)	1 space per 50 dwellings (minimum of 2)	Where the Council is satisfied that the management and sale or letting policies of the development agency are and will continue to be such that occupation will be by the frail elderly the standard will be reduced to 1 space per 8 dwellings. For continuing care a combination of C3 sheltered accommodation and C2 care homes standards will usually be applied.
	Houses in Multiple Occupancy		0.5 spaces per bedroom	0.5 spaces per bedroom	0.5 space per bedroom			1 per bedroom		

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
D1 Non-residential institutions	Clinics and health centres (excludes hospitals)	1 space per 2 staff plus 3 per consulting room	1 space per 2 staff plus 4 per consulting room	1 space per 2 staff plus 4 per consulting room	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	2 spaces per consulting room (minimum of 2 spaces)	1 space per 2 consulting rooms (minimum of 2)	
	Creches, day nurseries and day centres	1 per member of staff	1 per member of staff	1 per member of staff	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 space per 4 staff and 1 per 200 sqm for visitors (minimum of 2 spaces)	1 space per 10 staff (minimum of 2 spaces)	Drop-off spaces to be determined on a case-by-case basis. However the total amount of parking on site including staff and drop off will usually be assessed in the following way 10 children - 2 spaces 20 children- 3 spaces, 30 children- 5 spaces, 40 children -7 spaces, 50 children- 9 spaces, 60 children 11 spaces.
	Adult day centres /training centre/disabled day care	1 per member of staff	1 per member of staff	1 per member of staff	3 bays or 6% of total capacity whichever is greater	3 bays or 6% of total capacity whichever is greater	1 space per 4 staff and 1 per 200 sqm for visitors (minimum of 2 spaces)	1 space per 10 staff (minimum of 2 spaces)	Drop-off spaces to be determined on a case-by-case basis.

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
D1 Non-residential institutions	Schools (Primary and Secondary)	1 space per classroom	2 spaces per classroom	2 spaces per classroom	Case-by-case basis	Case-by-case basis	1 space per 5 staff plus 1 space per 3 students.	1 space per 10 staff	a) Classrooms include any teaching space within a school including gyms, science rooms, drama studies, etc, b) These standards are the starting point but account should be taken of variations between primary and secondary schools and those with sixth forms. c) drop off spaces to be determined on a case by case basis.
	Art galleries, museums, libraries	1 space per 40 sqm	1 space per 25 sqm	1 space per 20 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 200sqm, (minimum of 2 spaces)	1 per 500sqm, (minimum of 2 spaces)	
	Halls and places of worship	1 space per 10 sqm	1 space per 6 sqm	1 space per 5 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 50sqm, (minimum of 2 spaces)	1 per 125sqm, (minimum of 2 spaces)	
	Higher and Further Education	1 space per 2 staff	1 space per 2 staff+1 space per 10 students	1 space per 2 staff+1 space per 15 students	Case-by-case basis	Case-by-case basis	1 space per 5 staff plus 1 space per 3 students	1 space per 12 staff plus 1 space per 10 students	

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
D2 Assembly and leisure	Cinemas and conference facilities	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 20 seats (minimum of 2 spaces)	1 per 50 seats (minimum of 2 spaces)	
	General leisure: Dance halls (but not night clubs), bingo, casinos, music and concert halls, swimming baths, skating rinks and gymnasiums	1 space per 25 sqm	1 space per 23 sqm	1 space per 22 sqm	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 20 seats (minimum of 2 spaces)	1 per 50 seats (minimum of 2 spaces)	
	Stadia/Spectator Seating	1 space per 18 seats. 1 coach parking per 1000 seats (this is a minimum standard	As area type A	As area type A	3 bays or 6% of total capacity which ever is the greater	4 bays plus 4% of total capacity	1 space per 150 seats minimum of 2 spaces Note 90% of cycle spaces should be allocated for spectators (short stay) and 10% for staff (long stay)	2 per 600 seats minimum of 2 spaces	

Class & Broad Land Use	Specific Land Use	Area Type A	Area Type B	Area Type C	Disabled Parking		Bicycles	Motorcycles	Comments
		All areas are Gross Floor Area unless otherwise stated			Up to 200 bays	Over 200 bays	All areas are Gross Floor Area unless otherwise stated		
Miscellaneous / Sui generis	Theatres	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 20 seats (minimum of 2 spaces)	1 per 50 seats (minimum of 2 spaces)	
	Motor car showrooms	1 space per 60 sqm internal showroom and external sales space	1 space per 52 sqm internal showroom and external sales space	1 space per 50 sqm internal showroom and external sales space	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 5 staff	Minimum of two spaces	Excludes operational spaces such as MOT spaces, and storage.
	Petrol Filling Stations	1 space per pump	1 space per pump	1 space per pump	1 space minimum	-	1 per 5 staff	Minimum of two spaces	Ancillary retail units should be assessed separately
	Garden Centres	Enclosed display and sales area 1 space per 15 sqm. Outdoor display areas 1 space per 50 sqm.	As area type A	As area type A	3 bays or 6% of total capacity which ever is greater	4 bays plus 4% of total capacity	1 per 200sqm,	1 space per 500 sqm (minimum of 2 spaces)	
	Hospitals	Staff patients and visitors accommodation for long stay patients (elderly or mentally ill 2 spaces for every 3 beds. Day places for elderly or mentally ill 2 spaces for every 3 places. Other accommodation 1 space per bed. Outpatient and accident/emergency facilities 1 space for every 4 anticipated daily attendances	As area type A	As area type A	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity	1 per 10 full time equivalent staff	1 space per 10 staff (minimum of 2 spaces)	

4 L5 - CLIMATE CHANGE

- 4.1 Climate Change is one of the biggest challenges we face so tackling climate change has been identified as a priority issue for Trafford's Core Strategy, impacting on a wide range of different policy areas. The effects of climate change need to be considered at all stages of the development process in order to ensure that all development minimises impacts and mitigates those effects.

POLICY L5: CLIMATE CHANGE

- L5.1 All new development will be required to minimise contributions to and mitigate the effects of climate change and maximise its sustainability by adopting measures that reduce carbon emissions. Development will be required to contribute to national, regional and local carbon reduction targets throughout both the development process and the life of the development to deliver benefits to both future occupants of the development and residents of the borough.

Sustainable Construction

Developers will be required to take the following action to ensure that construction is sustainable:

- L5.2 To meet as a minimum the following Code for Sustainable Homes standard in-line with Part L Building Regulations, for all new submitted housing developments (excluding extensions). This will apply until a higher national standard is required:
- a. Year 2010 – Code Level 3;
 - b. Year 2013 - Code Level 4;
 - c. Year 2016 - Code Level 6;

By 2019 these provisions will also apply to all new non-domestic buildings.

- L5.3 To demonstrate best practice in commercial developments, through the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards.
- L5.4 To provide an assessment with all planning applications to show how they meet at least the minimum standards in the Northwest Sustainability Checklist for Developments.

CO2 Emissions Reductions Target Framework

- L5.5 All development proposals above 10 residential units or 1,000m² thresholds are required (until such time that all development is required by the Code for Sustainable Homes and Buildings to achieve zero carbon) to submit an Energy / Carbon Budget Statement with each planning application that demonstrates specific measures are to be implemented as part of the development to reduce gross carbon emissions. The targets to reduce carbon emissions are detailed in Table L5.1, which are to be applied to all developments which meet the stated threshold. These targets are derived from the AGMA Decentralised Energy Study, which has identified the potential for achieving decentralised and renewable energy and significant levels of CO₂ reduction.

Table L5.1 CO² Gross Emission Reduction Target Framework

Target Areas	Minimum CO2 reduction targets				Proposed Allowable Solutions
	2010-2015		2016-2021		
	% of regulatory* target	Unregulated** target %	% of regulatory* target	Unregulated** target %	
Area 1: Network expansion	80	80	35	Balance % (regulated) 80 (unregulated)	Developer contribution towards network expansion linking existing buildings
Area 2: Electricity intense	60	42	100	80	Developer contribution either to local installations or to City Region investment fund once established
Area 3: Micro-generation	60	34	80	80	Developer contribution either to local installations or to City Region investment fund once established

* Regulated Emissions i.e. space heating, ventilation, hot water and fixed lighting.

** Unregulated Emissions i.e. energy use within the building including IT equipment, fridges.

Definitions of target areas in Table L5:

- Target Area 1 - Network expansion area: Locations where the proximity of new and existing buildings creates sufficient density to support district heating and cooling.
- Target Area 2 - Electricity intense area: Locations where the predominant building type has an all electric fit-out, creating high associated CO² emissions.
- Target Area 3 - Micro-generation area: Locations where lower densities and a fragmented mix of uses mean that only building scale solutions are possible.

L5.6 Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will be expected to incorporate appropriate micro-generation technologies.

L5.7 An Energy / Carbon Budget Statement is to be submitted for all developments that meet the threshold. The statement will set out the projected energy demand profile and associated gross CO² emissions (both regulated and unregulated) for all phases of the development. The statement will need to set out how the developer will meet the appropriate target set out in the framework above. The statement will need to be submitted at the outset of any proposed development (outline or before). The methodology for this statement will be set out in the Sustainability SPD.

L5.8 If particular circumstances of the development suggest these requirements are not viable the applicant must provide information consistent with the Trafford Economic Viability Study to demonstrate this.

L5.9 Proposals for new sources of energy generation will be encouraged except where they would have an unacceptable impact on the local environment and suitable mitigation measures are not proposed.

Pollution

L5.10 Developers should not propose development that has potential to cause significant adverse pollution (of air, light, water, ground), noise or vibration, in areas where the

predominant land uses would be incompatible with such sources of nuisance unless it can be demonstrated that adequate mitigation measures can be put in place.

- L5.11 Where development is proposed close to existing sources of pollution, noise or vibration, developers will be required to demonstrate that it is sited and designed in such a way as to confine the impact of nuisance from these sources to acceptable levels appropriate to the proposed use concerned.
- L5.12 Within the Borough's Air Quality Management Zones developers will be required to adopt measures identified in the Greater Manchester Air Quality Action Plan, to ensure that their development would not have an adverse impact on the air quality.

Water

- L5.13 The Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location. This will involve a sequential approach to determining the suitability of land for development and application of the exceptions test, as outlined in national planning policy, where necessary.
- L5.14 Developers will be required to demonstrate, where necessary by an appropriate Flood Risk Assessment (FRA) at the planning application stage, that account has been taken of flood risk from all sources (including rivers, canals, sewers, surface water run-off and groundwater) as identified in the Council's Strategic Flood Risk Assessment and/or shown on the Key Diagram, and that the proposed development incorporates flood mitigation and management measures appropriate to the use and location.
- L5.15 Developers will be required to improve water efficiency and reduce surface water run-off through the use of appropriate measures such as rain water harvesting, water recycling and other Sustainable Drainage Systems (SUDS) appropriate to the various parts of the Borough, as mapped in the Council's Strategic Flood Risk Assessment. Further guidance will be given to developers as part of a Sustainability SPD.

Justification

- 4.2 The Climate Change Supplement to PPS1 (2007) and the accompanying Good Practice Guide (December 2008) details spatial planning as a key tool in a successful response to climate change, helping to reduce carbon emissions and deliver actions to reduce vulnerability and improve resilience. This may be achieved by the use of low energy or renewable energy sources, connection to decentralized networks, prudent use of materials, waste reduction and recycling, and /or sensitive layout and design.

Sustainable Construction

- 4.3 The Government has made a policy commitment through the Code for Sustainable Homes, to make all new homes zero carbon from 2016 and 2019 is currently proposed as the target date for non-residential uses (Code for Sustainable Buildings) see Table L5.2. These dates are also significant in that they expand the range of energy uses and carbon dioxide (CO₂) emissions associated with buildings that will be regulated. Compliance is to become more flexible. The Code is being driven forward via a step by step tightening of the Building Regulations, which require that all new homes must be built to zero carbon standards (Level 6) by 2016 and all new non-domestic buildings by 2019.

Table L5.2 Anticipated future Building Regulation CO² reduction targets

Year	CO ² reduction target over 2006 compliant building			
	Residential (subsidised)	Residential (private)	Non-domestic (subsidised)	Non-domestic (private)
2006	25%	0%	0%	0%
2010	44%	25%	25%	25%
2013	Zero Carbon	44%	44%	44%
2016		Zero Carbon	100%	100%
2018			Zero Carbon	100%
2019				Zero Carbon

- 4.4 To ensure sustainable construction methods are considered as part of any alteration to the existing housing stock, proposals for householder alterations and extensions, should demonstrate the principles of the Code for Sustainable Homes, as applicable.
- 4.5 RSS Policy DP9 states all applicants should meet at least the minimum standards in the Northwest Sustainability Checklist for Developments. Developments which make efficient use of natural resources can also contribute to climate change mitigation and adaptation and reduce the carbon footprint of Trafford's future developments.
- 4.6 Trafford Council's recently adopted Sustainability Strategy sets out the Council's desire for the early implementation of the Government's Code for Sustainable Homes and a minimum requirement for on-site renewable energy generation in new developments of 10%, as well as the improvement in energy efficiency of existing dwellings in the Borough.
- 4.7 As a measure to improve the environmental performance of buildings and to aid the Council achieving its reduction in carbon emissions, the Building Research Establishment Environmental Assessment Method (BREEAM) accreditation of 'excellent' is to be applied to all new Council buildings and 'very good' to all new non-residential developments as set out in the Council's Sustainability Strategy and Energy And Water Management Plan.
- 4.8 If either the Code for Sustainable Homes or BREEAM are superseded by other national standards within the plan period, developments should then comply with the most up to date national guidance.

CO² Emissions Reductions Targets Framework

- 4.9 The Energy Act, alongside the Planning Act and Climate Change Act sets out legislation to underpin the long term delivery of UK energy and climate change strategy. The Energy Act 2008 increases support for renewable energy by strengthening the Renewables Obligation, introducing a 'feed in tariff' and a renewable heat obligation. The Climate Change Act (Amendment 2009) sets out the targets of a 34% reduction in carbon emissions by 2020 and an 80% reduction by 2050 and the LDF must make a contribution to meeting these national targets.
- 4.10 The Government consultation on The Definition of Zero Carbon Homes introduces "allowable" solutions as a way of introducing a carbon offset scheme to fund larger schemes and required infrastructure. More information will be available when DCLG publishes the final guidance likely to be in Summer 2009.
- 4.11 Alongside this consultation, the Community Energy Saving Programme, and the Department of Energy and Climate Change (DECC) consultation on the Carbon Emissions Reduction Target uplift, the Heat and Energy Saving Strategy (consultation version February 2009) will help formulate a strategy for national and local government to help people individually, and

as a part of their community, to heat and power their homes and businesses. The DECC consultation, amongst other things proposes a new focus on district heating in suitable communities and removing barriers to their development. The National Renewable Energy Strategy and the Heat and Energy Saving Strategy both mark a shift away from a 'technology blind' regulatory approach.

- 4.12 RSS reflects Government targets in policy EM18 requiring development over 10 units or 1000sqm to meet 10% of its energy needs from decentralised and renewable or low carbon sources. Thresholds below this level maybe applicable if demonstrated to be viable in more local studies identified in the Sustainability SPD.
- 4.13 Some of the key outcomes of the AGMA Decentralised Energy Study, are that it has identified higher carbon reduction targets than the RSS and has shifted the emphasis from energy use to CO² emissions. The justification for these targets is detailed below:
- Undertaking case studies across Greater Manchester and identifying opportunities to plan for low/zero carbon infrastructure. Thereby energy production with lower carbon emissions, at a lower cost and reducing reliance on raw materials whose prices are rising such as fossil fuel and carbon. This has the advantage of creating more certainty for investors in low/zero carbon infrastructure;
 - RSS target does not reflect the minimum deployment of technology required to meet upcoming regulatory requirements;
 - Targets should be framed in terms of CO² reduction, so that the contribution of technologies towards meeting regulatory milestones can be clearly understood; and
 - Unregulated emissions should be targeted in order to manage overall carbon emissions budgets for development.

CO² Emissions Reductions Target Framework Principles:

1. The regulatory CO² reduction targets are national requirements measured against Building Regulations Part L 2006. These are planned to increase over time (details are in table L5.2). A proportion of the regulatory reduction could be met through energy supply as detailed in RSS EM18.
 2. Unregulated energy use is to be estimated using the National Calculation Methodology for building types.
 3. By 2016 residential development will need to be zero carbon. Target 1, however, recognises that it may be difficult and too costly to reach a target of 100% zero carbon on site. A target of 35% regulatory emissions has therefore been proposed with the 'balance %' i.e. the remaining 65% of carbon emissions reductions being achieved through allowable solutions such as the developer linking existing building into an expanding district heating network.
 4. Allowable solutions could include on/near site technologies or off-site 'allowable' solutions. Contributions to a City Region investment fund would enable the development of large scale stand alone renewable energy generating schemes, which would result in greater CO² emissions reductions at a lower cost to the developer. This would only become one of the 'allowable solutions' once a City Region investment fund had been set up and a Greater Manchester DPD is agreed.
- 4.14 The case studies within the AGMA Decentralised Energy Study identifies a range of development and character areas across Greater Manchester, which are representative of the Greater Manchester conurbation. For Trafford, two potential target areas have been identified, the first is in Old Trafford with micro-generation and Biomass Combined Heat and Power and the second is in Carrington with Combined Cycle Gas Turbine power station. The remaining case studies will be used to inform the Sustainability SPD of other locations within Trafford suitable for low carbon or decentralised energy facilities to be located.

The following set of questions have been devised to identify which target area would apply to any given development:

Q 1. Is the development in an RSS priority area for development (Policy RDF1) or a local or district centre?

If yes Q.2 if no Q.3.

Q 2. Is there an existing or proposed district heating or cooling network the development could connect to?

If yes apply **Target Area 1** 'network connection policy area', with 'allowable' CO2 credits from connecting other buildings to the network. If no see Q.3.

Q 3. Does the development consist of at least three of the following uses – commercial office, hotel, residential apartments, public building, supermarket?

If yes a CHP/district heating feasibility study is required, encompassing buildings that could be connected in the surrounding area, and applying **Target Area 1** if a scheme is taken forward. If no see Q.4.

Q 4. Are the building(s) heating and cooling systems all electric?

If yes apply **Target Area 2** 'electricity intense policy area', with 'allowable' CO2 credits from low cost renewable electricity generation. If no see Q.5.

Q 5. Has a strategic opportunity been identified to supply the site/area with low or zero carbon energy?

If yes apply a target informed by the evidence base for the strategic opportunity. If no see Q.6.

Q 6. Apply **Target Area 3** 'micro-generation policy area', with 'allowable' CO2 credits from unspecified renewable energy sources.

4.15 The 4NW study Assessment of Potential Carbon Savings Achievable in the North West Region by 2020 (November 2008) states the North West has the potential to generate energy from renewable sources. The study informed RSS targets.

4.16 RSS has set out indicative targets for the sub region for each type of renewable energy. In Greater Manchester the total indicative target is 153.2MW by 2010, 276.2MW by 2015 and 288.4MW by 2020.

4.17 Trafford's own targets have been informed by the 4NW study. The University of Manchester report Adaptation Strategies for Climate Change in the Urban Environment (ASCCUE) 2006 and DECC. In 2005 9.2 tons of carbon per person in Trafford were emitted. This was the highest of the 10 GM Authority areas. Trafford's LAA target has committed to reduce these 2005 levels by 9.4% by 2011. Longer term targets will be reviewed and set as progress is reviewed.

4.18 The Council's Energy and Water Management Plan has a target of reducing carbon emissions from council buildings by 15% by 2011 on a 2005/6 baseline.

4.19 The AGMA Study into Decentralised Energy and Zero Carbon Buildings is due to be published in the November 2009. It is likely to recommend establishing a common framework

and methodology across Greater Manchester, which will be used to inform the production of common SPDs across Greater Manchester. The study is looking into different technologies across 10 case study areas in Greater Manchester and will recommend particular opportunities for each area. Generally it is thought that the use of microgeneration and CHP has the most potential. In particular these are most applicable to the large Council housing estates built in the 1960-70s and large hospital and higher education sites where a number of buildings are served by a single energy source. Further information on particular opportunities will be provided in the published study. In Old Trafford, the case study area was divided into 2 areas. The first being suitable for the use of microgeneration technologies, the second for biomass CHP.

- 4.20 Trafford's Sustainability Strategy has identified several projects to reduce carbon and, amongst other things, is currently operating a Council Tax discount scheme for householders installing solar photovoltaics or solar thermal systems, as well as home insulation.
- 4.21 Trafford has also begun a programme of installing wood burning stoves in fuel poor homes in the Borough (wood is a carbon neutral fuel when sourced sustainably). Biomass is a potential fuel source for Trafford. A Strategy is being developed to look at this in more detail. Red Rose Forest estimate that if current woodlands in the Borough are correctly managed, they could yield around 2.5GWh of energy from around 1000 cubic metres of wood per annum, which could potentially at least double to around 5GWh of energy or more if long-term management and production plans are put in place.
- 4.22 In tackling carbon reduction the 4NW study also sets out how climate change is likely to affect the different land uses across Greater Manchester and gives details of adaptation techniques that could deliver carbon reduction. Modelling showed high density development to be over 12°C warmer than the surrounding countryside, while lower density areas were only 6°C. This "heat island effect" is expected to worsen as temperatures rise due to climate change. In Trafford the report showed Davyhulme, Urmston, Stretford and the general area of Trafford Park to be more at risk (mitigated somewhat by cooling from the River Mersey and the Manchester Ship Canal).

Pollution

- 4.23 The Borough generally possesses a good quality environment which the Council intends to retain and improve wherever possible. Pollution, noise and vibration damage the environment and should be prevented or mitigated. The Council will use its planning powers as the most effective mechanism to control pollution, noise and vibration at source. Proposals for development close to sources of pollution, noise or vibration will be required to ensure an acceptable environment for users of the development.
- 4.24 The Trafford Air Quality Management Area identifies where air quality will not reach the national health based objectives. Trafford and the 9 other Greater Manchester Authorities published their Air Quality Action Plan, which sets out how the conurbation will improve air quality. The plan is mainly concerned with tackling transport related emissions, and is closely tied to the Local Transport Plan for Greater Manchester.

Water

- 4.25 The Strategic Flood Risk Assessment for Greater Manchester identifies broad flood risk arising from all sources within the Borough. Detailed mapping has been produced for river flood zones 2 (medium risk), 3a (high risk), 3b (functional floodplain) and 3 (with climate change). A map identifying the different types of Sustainable Drainage System which are appropriate in various parts of the Borough has also been produced.

- 4.26 Further detailed work on river flooding from the River Mersey at Carrington and within Sinderland Brook catchment will be undertaken as part of the Level 2/Hybrid Strategic Flood Risk Assessment for Manchester, Salford and Trafford. This work will also examine other sources of flood risk in more detail, including the Manchester Ship Canal and Bridgewater Canal, the sewer network, surface water run-off and groundwater. Outputs are due to be received by the end of September 2009.
- 4.27 In accordance with national policy, the SFRA will be used to assist in the application of the sequential and exceptions tests in identifying sites for specific types of development and determining planning applications.
- 4.28 The Water Framework Directive aims to achieve good quality status in all waters, surface and groundwater by 2015.
- 4.29 Trafford has developed a Draft Climate Change Adaptation Strategy setting out in more detail action planned over the next 10 years. It highlights opportunities for water efficiencies and reducing surface runoff. Stamford Brook with its wider more holistic approach to water management is a good example of SUDS.
- 4.30 In developing its strategic policies for flood risk, the Council has also had regard to the Environment Agency's Catchment Flood Management Plans for the Upper Mersey and the Irwell.

5 W1 - ECONOMY

- 5.1 In order for Trafford to remain competitive and contribute to the growth of the economy of the sub-region, it needs to continue to diversify its range of employment types. The aim of this policy is to facilitate the continued modernisation and revival of industrial and commercial activity through the release of sufficient land.

POLICY W1: ECONOMY

Supporting Growth

- W1.1 In order to encourage the development of clusters of economic activity the Council will identify a range of sites for a variety of employment uses, with the appropriate infrastructure to attract key economic growth sectors to Trafford. Employment uses within this Policy refer to B1 business, B2 general industry and B8 storage or distribution.
- W1.2 The Council recognises the significant contribution that existing successful manufacturing industries make to the economy of the Borough and will continue to support these industries where appropriate within the context of the Development Plan for Trafford.

Distribution

- W1.3 In accordance with the Spatial Strategy, the Council will focus employment uses in the following places:
- Pomona;
 - Wharfside;
 - Trafford Park Core;
 - Trafford Centre Rectangle;
 - Carrington;
 - Broadheath;
 - Altrincham Town Centre; and
 - Trafford's Other Town Centres.

The detail of the mix of employment uses within these places is shown in Table W1.

B1 uses will be focused in the Regional Centre (Pomona and Wharfside), and the Town Centres¹.

Trafford Park Core is a key location for industry and business activity within the Manchester City Region Inner Area and is the principal location for employment development in the Borough. The focus will be on the provision of modern industrial, storage and distribution and, where appropriate, supporting commercial office accommodation. Another key objective will be to improve the public transport infrastructure to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas.

Broadheath will be retained and supported as a principal location in the south of the Borough, primarily for B2 and B8 uses.

¹ The Council is currently undertaking a study of other main town centre uses including B1 office. As part of this study B1 uses will be subject to the tests outlined in paragraph 2.28 of PPS6. Further locations for B1 uses may be identified through this study and shown in the Publication version of the Core Strategy.

Employment development in the other places is detailed in Policy W2 or through each individual Strategic Location.

W1.4 Outside of these places and any smaller sites identified within the Land Allocations DPD, the Council will only permit employment uses (including development proposed to support economic activity associated with Manchester Airport) providing that it is in accordance with other policies in the Development Plan for Trafford and that:

- It will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and;
- It promotes the use of derelict, vacant or under-used previously developed land.
- The sites will be accessible by a range of alternative modes other than the private car.

W1.5 In determining applications for the redevelopment of existing employment sites for non employment uses, developers will be required to provide a statement to the satisfaction of the Local Planning Authority, demonstrating that:

- There is no need for the site to be retained for employment purposes and it is therefore redundant;
- There are no suitable alternative sites, within the locality, to meet the identified need for the proposed development;
- The proposed redevelopment would not compromise the primary function of the locality or the operations of neighbouring users; and
- The proposed redevelopment is in accordance with other policies in the Development Plan for Trafford.

Hazardous Installations

W1.6 The Council will only permit the development of hazardous or bad neighbour industries where it can be demonstrated that it will not:

- a. Increase the risk for residents and members of the public, unless suitable measures can be agreed to mitigate risk;
- b. Compromise the primary function of the employment locality or the operations of neighbouring users;
- c. Compromise the potential for economic regeneration of the wider area;
- d. Bring about a significant deterioration in the quality of the environment of the surrounding areas; and
- e. Be contrary to other policies in the Development Plan for Trafford.

Scale

W1.7 The Council will identify sufficient quantity and choice of land to deliver the new employment provision set by RSS Policy W1 to W4 within the spatial distribution framework set by the Spatial Strategy. The distribution of this employment development is shown in Table W1 below.

TABLE W1: NEW EMPLOYMENT LAND DEVELOPMENT PROPOSALS 2008/9 TO 2025/6

	Up to 2015/6	2016/7 to 2020/1	2021/2 to 2025/6	Total B Use Supply (Hectares)
Pomona Island	2	2	1	5
Trafford Wharfside	8	7	5	20
Trafford Park Core	13	12	10	35
Trafford Centre Rectangle	2	3	5	10
Carrington	25	25	25	75
Broadheath	3	3	4	10
Altrincham Town Centre	4	3	3	10
Other Town Centres	3	3	4	10
Elsewhere	5	5	5	15
Policy W1 Allocation Total	65	63	62	190

Justification

- 5.2 Policy W1 seeks to guide economic regeneration and development across the Borough to achieve the aims, objectives and spatial development requirements of the Working in the North West section of the RSS within the framework of the sub-regional and local priorities of the Greater Manchester City Region Development Programme and Action Plan, the Trafford Sustainable Community Strategy and the Trafford Economic Development Plan.
- 5.3 Trafford is a fundamentally important part of the City Region economy and a location where the development of significant clusters of economic activity in key economic growth sectors, supported by appropriate infrastructure, will be essential for the Borough to diversify and grow its employment base to properly contribute to the city region, maintaining and improving its competitiveness and developing into one of Europe's premier city regions.
- 5.4 The key economic growth sectors the policy is seeking to foster and allow to develop are those that have been identified by the NWDA, the Greater Manchester City Region Development Programme and Action Plan, the Greater Manchester Forecasting Model and the Trafford Economic Development Plan. The key economic growth sectors are:
- financial and business services;
 - distribution;
 - cultural and creative industry;
 - advanced engineering and;
 - other personal services;
 - other key growth sectors such as retail, commercial leisure and hotels are covered in Policies W2 and R6.

- 5.5 Table 6.1 of RSS Policy W3 sets out the scale of employment land to be made available within the Greater Manchester area up to 2021 (between 536 and 917 hectares of land). The findings of the Trafford Employment Land Study of May 2009 indicate that a sufficient supply of suitable and developable employment sites exists to meet the Borough's contribution to the RSS requirement suggested in the Greater Manchester Employment Land Position Statement of August 2009 (170 hectares of land plus or minus 10%) without the need to retain the historic UDP allocation for a high amenity employment site at Davenport Green. The new employment land development proposals set out in Table W1 take account of the site by site findings of the Trafford Employment Land Study, current (April 2009) known development commitments and expectations for the recycling/re-use of currently developed land to provide accommodation to meet the changing needs of business.
- 5.6 The strategic development locations identified in Policy W1 are key proposals intended to secure the revival, modernisation and development of a diversity of industrial, commercial, warehousing/distribution, service and support activities. The range of activities to be prioritised and encouraged in each of the Strategic Locations is summarised below and set out in greater detail in Strategic Locations section of the Plan, detailed employment allocations will be identified in the LADPD.
- 5.7 Outside the strategic development locations and those identified within the LADPD, development and redevelopment for economic purposes will be supported in a measured way commensurate with the need for the development, the availability or otherwise of suitable alternative development locations and their effect on environment and amenity of surrounding land uses. The development of uses identified as "town centre uses" by PPS6 (commercial and public office, leisure and entertainment, arts cultural and tourism uses) will be determined within the context of the tests prescribed in PPS6.
- 5.8 All proposals for the development of any industrial, commercial, warehousing and storage uses associated with Manchester Airport will be subject to very careful assessment in consultation with Manchester Airport Plc and other appropriate agencies to determine the appropriateness of the proposal in relation to the provisions of RSS Policy RT5.
- 5.9 Insofar as the development of new hazardous installations is concerned all such proposals will be subject to very careful assessment in consultation with the Health and Safety Executive to determine the scale of risk both to the prospective workforce and the occupiers of adjacent developments before any planning consent for development is granted.

6 R5 - OPEN SPACE AND RECREATION

- 6.1 The availability of open space, sport and recreation facilities are important to the quality of life and physical well being of people and can, by adding to the attractiveness of the Borough, encourage potential investors and thereby help stimulate urban regeneration. The Council is keen to raise and sustain an awareness of the health and other benefits of leisure pursuits amongst all ages of the local population.

POLICY R5: OPEN SPACE AND RECREATION

- R5.1 In order to remedy deficiencies in the provision of facilities in identified parts of the Borough and ensure that appropriate facilities are available to meet the needs of its residents across the whole of Trafford, the Council will secure the provision and maintenance of a range of sizes of good quality, accessible, play, sport, leisure, informal recreation and open space facilities,
- R5.2 The Council will seek to address key areas of deficiency in quality and quantity of open space and indoor/outdoor leisure provision, in accordance with the recommendations and priorities of the Leisure Management Review, Greenspace Assessment of Need, Outdoor Sports Facilities Study and the Greenspace Strategy by adoption of the following actions and standards set out below:-:
- Protecting existing and securing the provision of areas of open space and outdoor sports facilities ;
 - Protecting and improving the quality of open space and outdoor sports facilities so they are fit for purpose;
 - Securing a network of high quality play spaces and activity areas that are easily accessible to children and young people close to where they live ;
 - Establishing a clear hierarchy of greenspace sites with provision of Borough Parks, Town parks, neighbourhood parks and local parks to serve communities appropriately ;
 - Establishing a clear hierarchy of leisure and sports facilities based on 3 types of provision across the Borough
 - Major wet and dry facilities (Stretford, Sale/Altrincham, Urmston, and Partington);
 - Satellite facilities (dry only), based in neighbourhoods; and
 - Multi-sport clubs.
 - Making the best use of community buildings, schools and other suitable assets to provide facilities and promote participation in a range of leisure facilities.
 - Securing provision of cemetery and burial space in line with projected needs and improve the quality of existing sites
- R5.3 Accordingly developers will be required as appropriate to demonstrate how their development will protect, make provision for and encourage the use of Trafford's open space and sports facilities in accordance with the following standards.

Facility	Quantity Standard Per 1000 Population	Accessibility
Local open Space	1.35 hectares	300 metres
Semi natural greenspace	2 hectares.	1,200 metres
Provision for children/ young people, including equipped play and teenage provision	0.14 hectares	240 metres children 600 metres young people
Outdoor sports	1 hectare`	1,800 metres
Swimming pools (pay to play)	10.2 square metres	1,800 metres
Health and fitness (pay to play)	3.6 stations	1,800 metres
Cemeteries and burial areas	No Standard *	

*There are no definitive national or local standards for cemeteries, therefore it is unrealistic to set quantitative standards or catchment areas. The current level of provision and capacity has been identified and application of standards will therefore focus on improving the quality of existing sites.

R5.4 All development will be expected to contribute on an appropriate scale to the provision of the above and the Green Infrastructure network (see Policy R3) either by way of on site provision, off site provision or by way of a financial contribution secured in accordance with Policy L8 and Supplementary Planning Guidance linked to this policy.

R5.5 Development which results in an unacceptable loss of open space, sport or recreation facilities, or does not preserve the quality of such facilities will not be permitted

R5.6 The Council will identify, protect and enhance Trafford's open spaces and sports facilities, through the Land Allocations DPD and Supplementary Planning Documents as appropriate.

Justification

- 6.2 In accordance with PPG17 - Planning for Open space, Sport and Recreation and RSS Policy L1 – Health, Sport, Recreation, Culture and Education Services Provision, Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.
- 6.3 In 2005 the Council published "Trafford's Green and Open Spaces - An Assessment of Need". The quantitative audit of green space in that document has been updated in March 2009 and the qualitative section will be updated in summer 2009 as part of the Greenspace Strategy.
- 6.4 Overall, the Borough is reasonably well provided with open space to meet its future demands in line with the Natural England Standard of 2 hectares of Greenspace per 1000 population. Trafford has assessed 346 accessible Greenspaces and concluded Trafford meets this standard. Consultation carried out as part of the assessment concluded the majority of residents felt there was enough open space and their use was local. Therefore local standards based on existing provision have been set. However the amount and particularly the quality of provision does vary across the Borough and opportunities to remedy local deficiencies must be maximised. Areas close to the countryside such as Bowdon, Urmston, Flixton, Davyhulme, Partington and Sale are sufficient in semi natural green space. However

the general quality of provision in Flixton, Urmston, Partington and Sale West is poor. In particular the many outdoor play areas do not meet the standards set by Fields in Trust and Play England.. This is being addressed partially through the Trafford Play Strategy 2007, which lays out the vision of ensuring that Trafford offers the best possible play experiences for its children and young people, with strong links to other provision for children and young people such as children's centres and youth facilities. The Strategy includes an action plan to improve the quality of outdoor play spaces.

- 6.5 Accessibility Standards have been set based on Natural England's standard for Local Open Space, a 20 minute walking distance for semi natural Greenspace based on consultation responses from the Greenspace Assessment, a 5/15 minute walk based on Fields in Trust standards for children/young people and a 30 minute walk/5 minute drive for sports/leisure facilities based on the maximum distance The Outdoor Sports Study felt it reasonable to expect residents to travel.
- 6.6 Countryside sites such as Sale Water Park and Dunham Massey have a role to play in meeting some of the formal and informal recreation needs of the local population. However, provision of readily accessible facilities within the urban area is essential to ensure sustainable communities and to reduce reliance on the private car. These urban areas, particularly those of highest population density in Old Trafford, Timperley and Stretford are shown to be deficient. The development of Stretford Meadows will help address this.
- 6.7 The Council has produced a Draft Greenspace Strategy for consultation that will establish a hierarchy of open space with appropriate local standards of quality and quantity for each sub category of open space ranging from Country Parks and Town Parks through to Local Parks, Semi Natural Greenspaces, and Formal Gardens, with an associated catchment area/distance standard, level of facility provision and maintenance regime/staff presence. This hierarchy will be mapped and used to guide decisions on capital and revenue resource allocation, as well as to highlight key spatial priorities and deficiencies to be addressed through funding bids and planning contributions.
- 6.8 This document will also be used to influence planning decisions and inform the update of the existing SPG on Informal/Childrens Playing Space and Outdoor Sports Facilities Provision and Commuted Sums.
- 6.9 The Outdoor Sports Facilities Study 2009 concludes that the Borough is well provided for in terms of sports provision with some high quality facilities for football and athletics in the north of the Borough. The quantity of provision has not changed significantly since the 2001 Outdoor Sports Study. It is therefore recommended that standards in the UDP are taken forward. However, the number of teams playing football is increasing and there is a need for improvements in terms of quality, particularly to changing facilities and pitch drainage. The wider use of school pitches would also help meet the increasing demand.
- 6.10 Provision for public facilities in the south of the Borough is more limited but opportunities for community use of private facilities could be developed. The study also highlights facilities for community tennis are poor and a Tennis Strategy is recommended to address the situation.
- 6.11 The Trafford Leisure Management Review was carried out on behalf of a partnership between Trafford Community Leisure Trust, Trafford PCT and Trafford Council. The Review suggests pay to play is acceptable to users but the role of sports development is critical in increasing participation particularly in terms of under represented groups. The Review has indicated a current over provision of sports halls, swimming pools and health and fitness facilities. However there is a deficiency in accessible pay and play provision for swimming pools and health and fitness. This was identified using the Sport England Toolkit. There is also a significant need for capital investment to maintain all provision. The review therefore recommends rationalisation of facilities in line with a hierarchy of provision. This will be

carried out in a way that meets the identified needs of improving community health, increasing participation and reducing inequality.

- 6.12 Cemeteries and churchyards can be a significant source of open space, with valuable functions beyond their primary purpose including biodiversity and informal recreation, whilst also improving accessibility by linking other greenspaces together. The quality of cemeteries is assessed independently on an annual basis, including quality of infrastructure, horticultural displays and biodiversity value. Trafford is presently preparing a Cemeteries Strategy to identify particular issues and priorities and areas for improvements.
- 6.13 However, research has revealed that capacity at current levels of demand is as follows, based on unused capacity set against demand for graves per annum:

Hale	nil
Urmston	18-24 months
Stretford	24-30 months
Dunham	6 yrs
Sale	8 yrs

- 6.14 PPG 17 Annex states "every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard."
- 6.15 An unacceptable loss of open space, sport or recreation facilities could be deemed to be that which leads to a loss in quantity that could not be replaced with an area of equivalent size elsewhere locally or by improvements to the remaining area of the site/facility that is significant enough to outweigh that loss in quantity.