



**DPD1:
Trafford Core Strategy:
Publication Document
Consultation Statement
Volume 3**

September 2010

LOCAL DEVELOPMENT FRAMEWORK

If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

إذا كنت في حاجة إلى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

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0161 912-2000，告诉我们如何最好地给您提供这些信息。

CHINESE

Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે જાણતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરો.

GUJARATI

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POLISH

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PUNJABI

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

اگر آپ کو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہ مہربانی کسی سے کہیے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تاکہ ہمیں معلوم ہو سکے کہ آپ کو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

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1 Introduction

- 1.1 In preparing the Core Strategy, the Council is required to follow the procedures laid down in the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, and in its adopted Statement of Community Involvement.
- 1.2 The Core Strategy Consultation Statement is made up of 3 volumes, with Volume 3 (this document) being made available during the formal period of public consultation on the Core Strategy: Publication document. It should be read alongside Volumes 1 and 2 of the Consultation Statement.
- 1.3 Volume 1 (2008) of the Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations for the Issues and Options (July 2007) and Development Management and Core Policies consultations (November 2007). The document also contains a summary of those representations received to the Issues and Options consultation at Appendix 13.
- 1.4 Volume 2 (2009) of the Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations on the Preferred Options (July 2008). The document also contains a summary of those representations received to the Preferred Options consultation at Appendix 16.
- 1.5 Appendix 15 of this document contains a summary of all the main issues that have been raised by way of Regulation 25 consultations.
- 1.6 Documents summarising the responses received to the Further consultation on the Preferred Option (June 2009), Further Consultation on the Core Policies L2, L4, L5, W1 and R5 (November 2009) and Further Consultation on the Vision, Strategic Objectives and Delivery Strategy (March 2010) and representations received to other documents are available as separate documents.

2 Statement of Community Involvement Review

- 2.1 The Council adopted its Statement of Community Involvement Review in February 2010. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Development Framework.

3 Public Consultation

- 3.1 Consultation on the Core Strategy: Further Consultation on the Preferred Option document took place between Monday 29th June 2009 and Monday 10th August 2009.
- 3.2 Separate consultations were undertaken in November 2009 on Core Policies L2, L4, L5, W1 and R5 and in March 2010 on the Vision, Strategic Objectives and Delivery Strategy.
- 3.3 The specific Consultees that were formally invited to comment by letter are listed in appendix 1.
- 3.4 The General and Other Consultees that were formally invited to comment are listed in appendices 2 and 3 respectively.
- 3.5 A public notice was displayed in the June 2009 issue of Trafford Today (Appendix 7) and articles appeared in various other publications such as Trafford Metro News, Manchester Evening News and the Messenger newspaper during July and August 2009 (see appendices 8, 9 and 10).
- 3.6 Special Neighbourhood Forums were held at Altrincham Town Hall on Tuesday 21st July 2009 and at Urmston Library and contact centre on Tuesday 23rd July 2009. The events were well attended by local residents who were given a presentation on the Core Strategy: Further Consultation on the Preferred Option document and then were given the chance to ask specific questions about the option proposed (appendix 11)
- 3.7 Members of staff were on hand at the following Neighbourhood Forums in order to publicise the interim consultation in March 2010 and to answer questions from members of the public:
 - Sale East Neighbourhood Forum;
 - Urmston Neighbourhood Forum;
 - Altrincham North Neighbourhood Forum;
 - Stretford Neighbourhood Forum;
 - Sale West Neighbourhood Forum
- 3.8 The social networking site Facebook was used in order to encourage people to make comments on the Preferred Option document. The Facebook page was publicised through various means (appendix 11).
- 3.9 An event was held on 12th March 2010 for key stakeholders such as landowners and developers who have an interest in the Strategic Locations. The event was held at the Waterside Arts Centre in Sale.

- 3.10 The purpose of the event was to discuss the Delivery Strategy of the Strategic Locations, in order to assess whether the right process in selecting the locations had been adopted, whether the correct types of development are being proposed and what the challenges are to delivering the locations.
- 3.11 A list of the people who attended the Strategic Locations event is included at appendix 4.

4. Joint Working

- 4.1 Neighbouring authorities of Trafford, including Manchester, Salford, Cheshire East and Warrington, were all invited to make representations regarding the Preferred Option (June 2009) and the interim consultation stages (November 2009 and March 2010) of the Core Strategy.
- 4.2 Officers from GM districts meet regularly to discuss the progress of respective Core Strategies and issues of joint interest. The Manchester Airport Liaison Group is also used to consider LDF and Airport related issues with a number of Greater Manchester and Cheshire authorities.
- 4.3 Trafford Partnership Executive meetings involve representatives from different departments within Trafford Council and include groups from Trafford Primary Care Trust, Trafford Housing Trust and Children and Young People's Board. The Core Strategy Preferred Options was discussed at the Trafford Partnership Executive meeting on 20th May 2008. The Core Strategy was discussed further at the Board and Executive in July 2010. Presentations were made at the Trafford Economic Alliance meetings in August 2009 and in June 2010.

5 Inspecting the Preferred Option and Interim consultation papers

- 5.1 The Preferred Option and Interim consultation papers were made available for inspection at the following locations:
- On the Council's website: <http://www.trafford.gov.uk>;
 - Trafford libraries;
 - Access Trafford offices
- 5.2 Individual copies of the documents were made available at a cost of £10 (inclusive of Post & Packing).

6. Representations on the Preferred Option and Interim Consultation papers

6.1 The deadline for comments made on the Preferred Option paper (June 2009) was Monday 10th August 2009. The deadline for consultation on the Core Policies L2, L4, L5, W1 and R5 was Monday 21st December 2009 and the deadline for the consultation on the Vision, Strategic Objectives and Delivery Strategy was Friday 16th April 2010.

6.2 Written Correspondence was sent to:

Strategic Planning & Developments
Waterside House
Sale Waterside
Sale
Greater Manchester
M33 7ZF

6.3 Representations by e-mail were sent to:

Strategic.planning@trafford.gov.uk

6.4 Comments forms and consultation questionnaires regarding the Trafford Tomorrow Non Technical Summary were prepared in June 2009 (appendix 13 and 14) and were available for completion online at:

<http://www.trafford.gov.uk>

6.5 Consultation responses and the identity of those making them are matters of public record and open to public scrutiny and copies can be obtained at the address above. A summary of responses is available as a separate document.

6.6 Requests to be notified of the next stage of consultation were recorded along with any representations made.

6.7 A total of 87 individual responses were received to the Core Strategy: Further Consultation on the Preferred Option document, 24 responses to the November 2009 consultation and 44 responses to the March 2010 consultation. A summary of these responses has been made available alongside the Core Strategy Publication document. Monitoring forms were issued along with the comments form and from the responses received the following information was collated. A copy of the monitoring form is contained at appendix 12.

Table 1: Core Strategy Preferred Option Monitoring Information

	Preferred Option - June 2009	Interim Consultation on Core Policies November 2009	Further consultation on the Vision, Strategic Objectives and Delivery Strategy March 2010
No of monitoring form responses received	21	3	14
Gender			
Female	38.1	33.3	57.1
Male	61.9	66.6	42.9
What do you do in Trafford?			
Live	66.7	33.3	50
Work	42.9	33.3	21.4
Study	4.8		7.14
Other	9.5		28.6
Disabled?	14.3		14.3
Ethnic Group			
White - British	85.7	100	100
Black or Black British - Caribbean	4.8		
White - Irish	9.5		
Sexual Orientation			
Heterosexual	71.5	66.7	63.6
Gay	9.5		
Do not wish to answer	19	33.3	36.4
Religion/Belief			
Christian	38.1		72.7
Catholic	4.8		
Other	4.8		
No Religion	28.6	33.3	9.09
Do not wish to answer	23.8	66.7	18.2

7. Next Steps

- 7.1 All consultation responses for the Preferred Option, Core Policies and Further consultation on the Vision, Strategic Objectives and Delivery Strategy papers have been fully considered and taken into account in drafting the Core Strategy: Publication document (September 2010).

Appendix 1 - Specific Consultees

Organisation
Cheshire East Council
4NW
Agden Parish Meeting
Ashley Parish Council
British Telecom
Carrington Parish Council
Cheshire West and Chester Council
Cheshire East
City of Salford
Department for Transport (Rail Group)
Dunham Massey Parish Council
English Heritage
Environment Agency
Greater Manchester Police Authority
Highways Agency
Little Bollington Parish Meeting
Lymm Parish Council
Manchester City Council
Mobile Operators Association
Natural England
North West Development Agency
North West Strategic Health Authority
Norweb Energi
Nuclear Electric Ltd
Partington Town Council
Powergen Plc
Ringway Parish Council
Rixton with Glazebrook Parish Council
Rostherne Parish Council
SP Energy Networks
The Coal Authority
United Utilities
Warburton Parish Council
Warrington Borough Council

Appendix 2 – General Consultees

Organisation
Altrincham Chamber of Commerce, Trade, Industry
Better Transport Partnership
Brighter Futures Partnership
Church Commissioners for England
Clean and Green Partnership
Community Cohesion Community Forum
Culture Partnership
Disability Rights Commission
Ethnic Minority Outreach Project
Everyone & Everywhere Matters Partnership
Friends of the Earth
GM Chamber of Commerce
Greater Manchester Pay and Employment Rights Advice Service
Healthy Living Partnership
Life Begins at 50 & Over Partnership
Manchester Friends of the Earth
Positive Partington Partnership
Quality Homes For All Partnership
Safer Trafford Partnership
Sale Moor Community Partnership
Trafford Access Group
Trafford Disability Advisory Group
Trafford Economic Alliance Partnership
Voice of BME Trafford

Appendix 3 – Other Consultation Bodies

Organisation
50+ Voice Network
A 'Ahmed
A 'Purdey
A.D 'Clowed
Advisory Council for Education of Romany & Traveller
Alan 'Shillaker
Alister 'Rowe
Altrincham & Bowdon Civic Society
Altrincham Association Football Club Ltd
Altrincham Town Centre Partnership
Alyn Nicholls & Associates
Arawak Walton Housing Association
Arcon Housing Association
Arcus Consulting
Asda Stores Ltd (Client)
Ashiana Housing Association
Ashton-on-Mersey Golf Club
Atisreal Ltd
Audrey 'Carter
B 'Shannon
Barratt Manchester
Barton Willmore
Bellway Homes Ltd
Bolton Council
Bowdon Conservation Group
Bridget 'Garner
Bridgewater Meeting Room Trust
British Wind Energy Association
Bruntwood
B-Serv Ltd
C 'Wright
Caldecotte Consultants
Campaign for Real Ale
Carrington Business Park
CB Richard Ellis
CB Richard Ellis Ltd

Cheshire Wildlife Trust
Chris Thomas Ltd
Christine 'Mitchell
City Residential
Colliers CRE
Council for the Protection of Rural England
Cunnane Town Planning LLP
Cyclist Touring Club
D 'Stevenson
Dalton Warner Davis LLP
David L Walker - Chartered Surveyors
David Mclean Homes Limited
David Wilson Homes (North West)
De Pol Associates
Decathlon UK Ltd
Denton Wilde SAPTE
Development Planning Partnership
DPDS Consulting Group
Drivers Jonas
DTZ
Dunlop Haywards Lorenz
E 'Thompson
E 'Turner
Emery Planning
Equity Housing Group
Eric 'Clarke
Erinacous Planning
Forestry Commission
Frank Marshall & Co.
Friends of Old Trafford
Fusion Online Limited
G E Middleton & Co Ltd
G.J. 'Phelan
Gee Squared
General Aviation Awareness Council
George Wimpey Manchester Ltd
Gerald Eve
Gerald Knight Associates
GGP - Old Trafford
GL Hearn
GM Ecology Unit
GM Fire and Rescue Service
GM Geological Unit (Urban Vision Partnership Ltd)

GM Police
GMPTE
GONW
Gough Planning Services
Graham Hitchen Associates
Great Places Housing Group
Greater Manchester Cycling Campaign
Greater Manchester Police - Altrincham Area
GVA Grimley
Hallam Land Management Ltd
Harvest Housing Association
Health and Safety Executive
Heather 'Fogg
Herb 'Booth
Higham & Co
Home Builders Federation
How Commercial Planning Advisers
I 'Nicholas
I 'Quigley
Indigo Planning Ltd
Irwell Valley Housing Association
J 'Crews
J 'Townsend
J10 Planning
Jack 'Etchells
JASP Planning Consultancy Ltd
Jim 'Stuart
John Rose Associates
John 'Waghorne
Jones Lang Lasalle
Judie 'Collins
K 'Dunbar
Keep Chorlton Interesting
Kelloggs
King Sturge & Co.
King Sturge LLP
Knight Frank
Lafarge Aggregates
Lambert Smith Hampton
Lancashire County Cricket Club
Lancashire County Gardens Trust
Lichfield Planning
Louise 'Alexander

Louise 'Green
M 'Walsh
Manchester Airport
Manchester United Football Club
McInerney Homes North West
Mersey Basin Campaign & Action Irwell
Michael J 'Crawley
Mike 'Alexander
Miller Homes
MP Altrincham & Sale West
MP Stretford & Urmston
MP Wythenshawe & Sale East
N 'Boran
N 'Rashid
National Grid (NW Area)
National Grid Property Ltd
National Trust
Network Rail
NFU
NJL Consulting
NJL Consulting
Old Trafford and Gorse Hill Partnership Board
Old Trafford Liaison Group
P Fahey & Sons
P 'West
Passenger Focus
Paul Butler Associates
Peacock & Smith
Peel Holdings
Peel Land and Property Limited
Persimmon Homes (North West)
Peter Cunliffe Chartered Surveyors
Peter 'Green
R 'Irvine
R 'Townsend
Ramblers Association (Manchester & High Peak)
Rapleys LLP
Red Rose Forest
Redrow Homes (NW) Ltd
Rita
Road Haulage Association Ltd
Rochdale MBC, Strategic Planning Service
Royal Mail Property Group

RSPB (NW Region)
S 'Doggrell
S 'Taylor
Sale Civic Society
Sale Town Centre Partnership
Salford & Trafford Health Authority
Salford City Council
Savills
Shell Chemicals UK Ltd
Shell International Ltd
Shell UK Pipelines
Smiths Gore
South Trafford College
Sport England North West
Stella 'Millnar
Stephen 'Farndon
Stephen 'Trenchard
Steven Abbott Associates
Stewart Ross Associates
Strategic Planning Advice Ltd
Stretford Town Centre Partnership
Sue 'Nichols
Susan 'Jankin
Sustrans
T.E 'Stevenson
Targetfollow
Taylor Wimpey UK Limited
The Cedar Rest Home Ltd
The Co-operative Group Ltd
The Co-operative Property Division
The Emerson Group
The Planning Bureau Limited
The Theatres Trust
Thomas 'Hague
Timperley Civic Society
TMBC Overview and Scrutiny Committee
Trafford Healthcare NHS Trust
Trafford Housing Trust
Trafford Leisure Trust
Trafford MBC
Traveller Law Reform Project
Tribal MJP
Tung Sing Housing Association

Turley Associates
United Utilities
Urban Splash Ltd
Urmston Town Centre Partnership
V.J. 'Less
Victor 'Partridge
Viridor Waste Management
Voice of BME
Wainhomes NW Ltd
Walton & Co
Wigan MBC
Woodland Trust

**Appendix 4 – Key Strategic Sites Stakeholder Workshop
Attendee List**

Name	Organisation
Jackie Campbell	Altrincham & Sale Chamber of Commerce
Andy Martin	Bellway Homes
Andrew Thompson	BNP Paribas
Justin Cove	BNP Paribas
Philip Grant	Drivers Jonas
Chris Waring	Environment Agency
Barrie Pooley	Greater Manchester Waste Disposal Authority
Neville Chadwick	Greater Manchester Waste Disposal Authority
Lindsay Alder	Highways Agency
Jonathan Parsons	JMP Consulting
Michael Barrett	L&M Ltd
Mark Rogers	Manchester & District HA
Patrick Tomsett	Norman Road / Linotype
Robin Buckley	Redrow
Paul Williams	Stevenor Investments
Ian McDonald	Strategic Planning Advice
Michelle Lesley	Trafford College
Paul Singleton	Turley Associates
Kevin Platt	United Utilities
Kay Harwood	Trafford Council
Penny Bell	Trafford Council
Paul Farrand	Trafford Council
Margaret Westbrook	Trafford Green Party
John Westbrook	Trafford Green Party

Appendix 5 – Consultation Letters to Specific, General & Other Consultation Bodies for Preferred Option, Interim consultation on Core Policies L2, L4, L5, W1 and R5 and Further consultation on the Vision, Strategic Objectives and Delivery Strategy Papers

Trafford Core Strategy: Further consultation on the Preferred Option

I am writing to inform you about further consultation that is being undertaken on the Trafford Core Strategy.

As you may be aware, the Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. Consultation on a series of Preferred Options took place in August 2008 and we are now consulting on a single Preferred Option, key sites and locations and the detailed wording of Core Policies that will guide development. The consultation takes place between **Monday 29th June and Monday 10th August 2009**.

I am pleased to enclose a CD containing the Preferred Option document and supporting documentation, on which your comments are now invited, together with a range of related background material and the statutory notice which has appeared in the local press. These documents can also be viewed on the Trafford website at (www.trafford.gov.uk) and at all Trafford libraries and at Access Trafford offices.

If you wish to make comments I would be grateful if you could do so by completing the enclosed representations form (which may be copied), no later than 5.00 pm on **Monday 10th August 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

If you do require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely



Dennis Smith
Head of Strategic Planning & Housing Strategy

Trafford Core Strategy: Further consultation on the Preferred Option

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As you may be aware, the Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. Consultation on a series of Preferred Options took place in August 2008 and we are now consulting on a single Preferred Option, key sites and locations and the detailed wording of Core Policies that will guide development. The consultation takes place between **Monday 29th June and Monday 10th August 2009**.

You are receiving this letter as you have previously submitted a response to a consultation, or you have asked to be notified about future stages. If this is no longer the case please contact us on the above telephone number and we will remove you from our mailing list.

The Preferred Option document and supporting documentation on which your comments are now invited can be viewed through the Local Development Framework page on the Trafford website (www.trafford.gov.uk). The document is also available to view at all Trafford libraries and Access Trafford offices.

If you wish to make comments I would be grateful if you could do so by no later than 5.00 pm on **Monday 10th August 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

If you do require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely



Dennis Smith
Head of Strategic Planning & Housing Strategy

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

I am writing to inform you about further consultation that is being undertaken on the Trafford Core Strategy.

The Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. To date there have been a number of consultations that have taken place, with the first being in July 2007 and the most recent, on a single Preferred Option, key sites and locations and detailed wording of Core Policies, being between June and August 2009.

A great number of comments were submitted to the Council in response to the last consultation document. In the main, these covered 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. 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.

The Council considers that the amendments required to address these concerns would result in substantial changes to the Plan and has therefore 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.

I am pleased to enclose a CD containing the Interim Consultation document and Sustainability Appraisal, together with a copy of the revised Statement of Community Involvement which has been updated to reflect the changes in planning legislation and is subject to a separate period of consultation. These documents can also be viewed on the Trafford website at (www.trafford.gov.uk) and at all Trafford libraries and at Access Trafford offices.

If you wish to make comments I would be grateful if you could 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

If you require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Smith', with a horizontal line underneath.

Dennis Smith
Head of Strategic Planning & Housing Strategy

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

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Dennis Smith
Head of Strategic Planning & Housing Strategy

Trafford Core Strategy: Further Consultation on The Vision, Strategic Objectives and Delivery Strategy

I am writing to inform you about further pre- Publication consultation that is being undertaken on the Trafford Core Strategy.

The Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. Preparation on the Core Strategy began in autumn 2007 with an issues and options consultation. Further consultation and discussions with the Government Office for the North West and the Planning Inspectorate identified a requirement that further work would be required to address issues relating to the exact wording of policies and the Councils approach to the identification of locations for development.

In November 2009 consultation was undertaken on several amended policies. The consultation also detailed that further consultation on the Development Strategy, Strategic Locations and a number of additional policies would need to be undertaken before the document could be submitted to the Secretary of State for consideration and independent Examination.

The Council is now carrying out a further consultation on a revised Core Strategy Vision, Strategic Objectives and Delivery Strategy, including a revised approach to the identification of locations for development together with a number of amended Policies. This document has been prepared in light of responses received and also the appraisal of Locations against Sustainability Objectives and new evidence base reports.

The process gone through to assess the 13 Locations and 5 Sites from the Preferred Option is based on emerging guidance, best practice and discussions with the Planning Inspectorate and the Government Office for the North West. More detail relating to the process is set out within accompanying background notes which have been published alongside the consultation document. This criteria based approach has resulted in a reduction in the number of locations identified.

The Council considers that the amendments made to the Locations result in substantial changes to the Plan and has therefore decided that it would be appropriate to publish the document for an additional, informal consultation period, in advance of the Publication version. Therefore this Further Consultation document has been published and on which your comments are now invited.

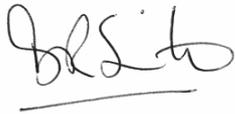
I am pleased to enclose a CD containing the Further Consultation document and Sustainability Appraisal. These documents can also be viewed on the Trafford website at (www.trafford.gov.uk), together with supporting evidence, and at all Trafford libraries and at Access Trafford offices.

If you wish to make comments I would be grateful if you could do so no later than 5.00 pm on **Friday 16th April 2010** 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

If you require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dennis Smith', with a horizontal line underneath.

Dennis Smith
Head of Strategic Planning & Housing Strategy

Trafford Core Strategy: Further Consultation on The Vision, Strategic Objectives and Delivery Strategy

I am writing to inform you about further pre-Publication consultation that is being undertaken on the Trafford Core Strategy.

The Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. Preparation on the Core Strategy began in autumn 2007 with an issues and options consultation. Further consultation and discussions with the Government Office for the North West and the Planning Inspectorate identified a requirement that further work would be required to address issues relating to the exact wording of policies and the Councils approach to the identification of locations for development.

In November 2009 consultation was undertaken on several amended policies. The consultation also detailed that further consultation on the Development Strategy, Strategic Locations and a number of additional policies would need to be undertaken before the document could be submitted to the Secretary of State for consideration and independent Examination.

The Council is now carrying out a further consultation on a revised Core Strategy Vision, Strategic Objectives and Delivery Strategy, including a revised approach to the identification of locations for development together with a number of amended Policies. This document has been prepared in light of responses received and also the appraisal of Locations against Sustainability Objectives and new evidence base reports.

The process gone through to assess the 13 Locations and 5 Sites from the Preferred Option is based on emerging guidance, best practice and discussions with the Planning Inspectorate and the Government Office for the North West. More detail relating to the process is set out within the accompanying background notes which have been published alongside the consultation. This criteria based approach has resulted in a reduction in the number of locations identified.

The Council considers that the amendments made to the Locations result in substantial changes to the Plan and has therefore decided that it would be appropriate to publish the document for an additional, informal consultation period, in advance of the Publication version. Therefore this Further Consultation document has been published and on which your comments are now invited.

The Further Consultation document together with the Sustainability Appraisal, can be viewed on the Trafford website at (www.trafford.gov.uk) , together with supporting evidence and, at all Trafford libraries and at Access Trafford offices.

If you wish to make comments I would be grateful if you could do so no later than 5.00 pm on **Friday 16th April 2010** 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,
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If you require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dennis Smith', with a horizontal line underneath it.

Dennis Smith
Head of Strategic Planning & Housing Strategy

**Appendix 6 – Consultation Letters sent to Council Members
for Preferred Option, Interim consultation on Core Policies L2,
L4, L5, W1 and R5 and Further consultation on the Vision,
Strategic Objectives and Delivery Strategy Papers**

Trafford Core Strategy: Further consultation on the Preferred Option

I am writing to inform you about further consultation that is being undertaken on the Trafford Core Strategy.

As you may be aware, the Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. Consultation on a series of Preferred Options took place in August 2008 and we are now consulting on a single Preferred Option, key sites and locations and the detailed wording of Core Policies that will guide development. The consultation takes place between **Monday 29th June and Monday 10th August 2009**.

I am pleased to enclose a CD containing the Preferred Option document and supporting documentation, on which your comments are now invited, together with a range of related background material and the statutory notice which has appeared in the local press. These documents can also be viewed on the Trafford website at (www.trafford.gov.uk) and at all Trafford libraries and Access Trafford offices.

If you wish to make comments I would be grateful if you could do so by completing the enclosed representations form (which may be copied), no later than 5.00 pm on the **10th August 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

If you do require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely



Dennis Smith
Head of Strategic Planning & Housing Strategy

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

I am writing to inform you about further consultation that is being undertaken on the Trafford Core Strategy.

The Trafford Core Strategy is being developed to set out a strategic vision and strategic objectives for the development of the Borough over the next 15 years. To date there have been a number of consultations that have taken place, with the first being in July 2007 and the most recent, on a single Preferred Option, key sites and locations and detailed wording of Core Policies, being between June and August 2009.

A great number of comments were submitted to the Council in response to the last consultation document. In the main, these covered 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. 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.

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.

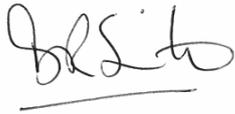
I am pleased to enclose a CD containing the Interim Consultation document and Sustainability Appraisal, together with a copy of the revised Statement of Community Involvement which has been updated to reflect the changes in planning legislation and is subject to a separate period of consultation. These documents can also be viewed on the Trafford website at (www.trafford.gov.uk) and at all Trafford libraries and at Access Trafford offices.

If you wish to make comments I would be grateful if you could 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

If you require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Smith', with a horizontal line underneath.

Dennis Smith
Head of Strategic Planning & Housing Strategy

Trafford Core Strategy: Further Consultation on The Vision, Strategic Objectives and Delivery Strategy

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The Council is now carrying out a further consultation on a revised Core Strategy Vision, Strategic Objectives and Delivery Strategy, including a revised approach to the identification of locations for development together with a number of amended Policies. This document has been prepared in light of responses received and also the appraisal of Locations against Sustainability Objectives and new evidence base reports.

The process gone through to assess the 13 Locations and 5 Sites from the Preferred Option is based on emerging guidance, best practice and discussions with the Planning Inspectorate and the Government Office for the North West. More detail relating to the process is set out within the accompanying background notes which have been published alongside the consultation document. This criteria based approach has resulted in a reduction in the number of locations identified.

The Council considers that the amendments made to the Locations result in substantial changes to the Plan and has therefore decided that it would be appropriate to publish the document for an additional, informal consultation period, in advance of the Publication version. Therefore this Further Consultation document has been published and on which your comments are now invited.

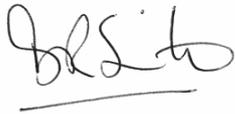
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If you wish to make comments I would be grateful if you could do so no later than 5.00 pm on **Friday 16th April 2010** via:

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,
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If you require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dennis Smith', written over a horizontal line.

Dennis Smith
Head of Strategic Planning & Housing Strategy

**Appendix 7– Regulation 25 Public Notice in Trafford Today –
July 2009**

TRAFFORD BOROUGH COUNCIL
REGULATION 25 - THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT)
(ENGLAND) (AMENDMENT) REGULATIONS 2008
DEVELOPMENT PLAN DOCUMENT - STATEMENT OF PROPOSALS MATTERS AND
INSPECTION ARRANGEMENTS

Proposed title of the Development Plan Document

Trafford Local Development Framework - DPD1: Core Strategy: Further consultation on the Preferred Option.

Proposed subject matter and area of the Development Plan Document

The Core Strategy will set out the broad framework for the spatial development of Trafford up to 2026. All other Development Plan Documents which the Council will produce will be in conformity with the Core Strategy.

The Core Strategy covers the whole administrative area of Trafford Borough.

Period within which representations on the proposals may be made

Representations may be made between Monday 29th June and 5.00 p.m. on Monday 10th August 2009.

Address to which representations must be sent

Written representations should be submitted to the LDF Team, Strategic Planning & Developments, Waterside House, Sale, M33 7ZF (e-mail: strategic.planning@trafford.gov.uk, fax no. 0161 912 3128, online representation facility at www.trafford.gov.uk).

Notification of Submission and Adoption

Any representations may be accompanied by a request to be notified at a specified address that the Development Plan Document has been submitted to the Secretary of State for independent examination and of the adoption of the Development Plan Document.

Inspection Arrangements

Copies of the Trafford Local Development Framework - DPD1: Core Strategy: Further consultation on the Preferred Option, together with supporting documentation, are available for public inspection at all public libraries/Trafford Direct offices in Trafford, and at Trafford Town Hall reception, during normal opening hours. Comments forms are also available at these locations. The documents can also be found on the Council's website, www.trafford.gov.uk. If needed, summary material can be made available in large print, Braille and other languages.

For further information please contact the LDF helpline on 0161 912 4475.

**Appendix 8 – Public Participation Article in Manchester
Evening News – July 2009**

NEWS << 27

► Have your say on the future of Trafford

TRAFFORD council wants to hear what local people think of their plans for the future of the borough.

Trafford Tomorrow highlights issues such as housing, employment, town centres and the environment over the next 15 years.

Special neighbourhood forums are being held this month for people to discuss the plans with council officers.

And you can check out the council's Trafford Tomorrow page on Facebook where you can complete an interactive questionnaire.

Coun Mike Cornes said: "This piece of work is vital in ensuring Trafford develops the way its residents want it to over the coming years and in a way that is both sustainable and prosperous.

"To make sure this happens I would encourage everyone living in Trafford to have a look at the plans and let us know what they think of the preferred option."

Consultation runs until August 10.

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**Appendix 9 – Public Participation Article in Messenger
Newspaper – July 2009**

messengernewspapers.co.uk

News in brief

FORUM: WANT to know how Trafford will look over the next 15 years? You can find out whether there will be new housing and industry or regeneration in town centres and how the environment will be protected at a special neighbourhood forums in Urmston.

Trafford's strategic planning service will explain the council's core strategy and invite residents to join in the discussions.

The Urmston forum takes place on Thursday, July 23 at Urmston Library and Contact Centre, Unit 34 Golden Way, Urmston, from 6 to 7.30pm.

**Appendix 10 – Public Participation Article in Metro Newspaper
– July 2009**

23

Have say on future

TRAFFORD residents are being urged to have their say on plans to develop the borough over the next 15 years.

The council's Trafford Tomorrow plan sets out how the borough is to develop to meet the needs of future generations tackling issues such as housing, employment, town centres and the environment.

The consultation runs until August 10 and Trafford Council wants to hear what residents

think. Displays and posters have been put up in Sale Waterside and the new Urmston Library, where people are able to view the plans.

The formal documents are also available for viewing in all local libraries and Access Trafford Offices as well as on the council website by visiting the Core Strategy web pages at trafford.gov.uk and special neighbourhood forums are to be held in July.

O_FE_CtP-3_1st_Jaa_022-023

Appendix 11 – Special Neighbourhood Forum articles

News Release



PR 1326

06 July 2009

Draft

Have your say on 'Trafford Tomorrow'

Trafford residents are being urged to have their say on plans to develop the borough over the next 15 years.

The council's core strategy will set out how Trafford is to develop meeting the needs of future generations tackling issues such as housing, employment, town centres and the environment.

Three choices for development were initially put forward and following comments received during consultations last year, a preferred option has been drafted based on those comments. Trafford Council wants to hear what residents think of the plans and the consultation runs until 10 August.

Displays and posters have been put up in Sale Waterside and the new Urmston Library where people are able to view the 'Trafford Tomorrow' plans. The formal documents are available for viewing in all local libraries and Access Trafford Offices as well as on the council website by visiting the Core Strategy web pages at www.trafford.gov.uk.

Special Neighbourhood forums will be held in July where people are able to come along and discuss the plans with officers, details of which will be advertised very shortly.

If you are a Facebook user you can become a 'fan' of the council's Trafford tomorrow page to be kept up-to-date with the plans for the borough. There are links on the page to the plans as well as to the interactive questionnaire that can be completed online. (Search Trafford Strategic Planning on Facebook)

Executive Councillor Mike Comes said: "This piece of work is vital in ensuring Trafford develops the way it's residents want it to over the coming years and in a way that is both sustainable and prosperous.

"To make sure this happens I would encourage everyone living in Trafford to have a look at the plans and let us know what you think of the preferred option for the borough."

(The documents can be found at
http://www.trafford.gov.uk/cme/live/cme3552.htm?scheme_name=lgnl&scheme_category_id=856)

TRAFFORD COUNCIL

Have your say on 'Trafford Tomorrow'

7 July 2009

Trafford residents are being urged to have their say on plans to develop the borough over the next 15 years.

The council's core strategy will set out how Trafford is to develop meeting the needs of future generations on issues such as housing, employment, town centres and the environment.

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"To make sure this happens I would encourage everyone living in Trafford to have a look at the plans and let us know what you think of the preferred option for the borough."

[View the Core Strategy documents](#)

 An RSS feed of our news releases can be downloaded from the [RSS feeds page](#)

Who to Contact

Communications Unit
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
Greater Manchester
M32 0TH

Email: newsdesk@trafford.gov.uk

Tel: (0161) 912 4082

Fax: (0161) 912 4049

Neighbourhood forum evenings

TWO neighbourhood forums with a difference will tell residents how Trafford could change over the next 15 years.

The first will take place on Tuesday, July 21 at Altrincham Town Hall from 6pm until 7.30pm. The second

will be held at Urmston Library on Thursday, July 23 from 6pm until 7.30pm.

Council officers will be on hand to explain the 'core strategy' on issues such as housing, industry, regeneration and the environment.

**Appendix 12 – Preferred Option Comment Form and
Monitoring Form**

**Trafford's Core Strategy further consultation on the Preferred
Option Comments Form 29th June - 10th August 2009**

Submit by Email

Name	<input type="text"/>	Agent (if applicable)	<input type="text"/>
Organisation	<input type="text"/>	Organisation	<input type="text"/>
Address	<input type="text"/>	Address	<input type="text"/>
Postcode	<input type="text"/>	Postcode	<input type="text"/>
Tel:	<input type="text"/>	Tel:	<input type="text"/>
Fax:	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text"/>	Email:	<input type="text"/>

Please use the consultation comment form to make a representation on the Core Strategy: Further consultation on the Preferred Option, the Sustainability Appraisal or the related evidence base. You should consider what it is you wish to comment on and let us know whether you support or oppose this particular element of the document. Please explain your reasons and suggest any improvements.

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

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

Total number of comments sheets enclosed:

The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. Responses can be submitted online or alternatively an electronic version of the comment form can be found on the Council's website at: www.trafford.gov.uk. This form is in 'PDF' format and you can type in your response and return it as an email attachment to: strategic.planning@trafford.gov.uk.

Alternatively, completed comments forms can be returned by post to the address below by no later than **10 August 2009**:

Strategic Planning and Developments
Trafford Council
1st Floor, Waterside House
Sale Waterside
Sale M33 7ZF

The form can also be **faxed** to: 0161 912 3128

Data Protection Notice:

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

Trafford's Core Strategy Preferred Options Comments Form
29th June - 10th August 2009

Comments Sheet

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

What are you commenting on? Please indicate the document and the specific paragraph number, policy, map or table you are commenting on.

Document	Section	
Core Strategy: Further consultation on the Preferred Option	Page number	<input type="text"/>
	Paragraph number	<input type="text"/>
Core Strategy summary broadsheet	Policy number	<input type="text"/>
	Vision reference	<input type="text"/>
Sustainability Appraisal	Strategic Objective reference	<input type="text"/>
	Strategic Location reference	<input type="text"/>
Equality Impact Assessment	Strategic Site reference	<input type="text"/>
	Table/Figure Reference Number	<input type="text"/>
Other document, (please specify)	Other (including omissions and suggestions for alternative approaches)	<input type="text"/>

Do you support, oppose or have general comments about this specific part of the document?

- Support
 Object
 General Comment

Please continue on a separate sheet if required

Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve this document.

Thank you for taking the time to fill in our Core Strategy comments form, your comments are very much appreciated.

MONITORING INFORMATION

Please complete the following by ticking the relevant option.

This information will be used for statistical purposes only and will not be kept with your comments form. Please complete one form per person.

What gender are you?

Male	<input type="checkbox"/>	Female	<input type="checkbox"/>
------	--------------------------	--------	--------------------------

What is your age?

Under 16	<input type="checkbox"/>	16-25	<input type="checkbox"/>	26-35	<input type="checkbox"/>	36-45	<input type="checkbox"/>
46-55	<input type="checkbox"/>	56-65	<input type="checkbox"/>	66-75	<input type="checkbox"/>	76+	<input type="checkbox"/>

What do you do in Trafford? (tick those which apply)

Live	<input type="checkbox"/>	Work	<input type="checkbox"/>	Study	<input type="checkbox"/>
------	--------------------------	------	--------------------------	-------	--------------------------

Other, please state

Do you consider yourself to have a disability or impairment, as defined in the Disability and Discrimination Act 1995*?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

* The Disability and Discrimination Act 1995 defines a disabled person as someone with a physical or mental impairment, which has substantial long term adverse effects on his/her ability to carry out normal day to day activities.

What is your ethnic group? Please tick the box that you believe best describes your ethnic origin.

<p>White British Irish Any other white background (please specify)</p> <input type="text"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>Mixed White and Black Caribbean White and Black African White and Asian Any other mixed background (please specify)</p> <input type="text"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Asian or Asian British Indian Pakistani Bangladeshi Kashmiri Sikh Any other Asian background (please specify)</p> <input type="text"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Black or Black British Caribbean African Any other Black background, (please specify)</p> <input type="text"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>Chinese or other ethnic group Chinese Any other ethnic background (please specify)</p> <input type="text"/>	<input type="checkbox"/>		

Sexual Orientation

How would you describe your sexual orientation?

- Heterosexual
- Gay
- Lesbian
- Bisexual
- Do not wish to answer

Religion/Belief

What is your religious belief?

- | | |
|---|--|
| <input type="checkbox"/> Buddhist | <input type="checkbox"/> Jewish |
| <input type="checkbox"/> Christian | <input type="checkbox"/> Muslim |
| <input type="checkbox"/> Hindu | <input type="checkbox"/> Sikh |
| <input type="checkbox"/> Humanist | <input type="checkbox"/> No religion |
| <input type="checkbox"/> Other religious belief | <input type="checkbox"/> Do not wish to answer |

PUBLIC CONSULTATION FEEDBACK FORM

This information will be used for evaluation purposes only and will not be kept with your comments form. Please complete one form per person.

Name

By which method/s did you hear about the consultation? (tick as many as appropriate)

Mail shot	<input type="checkbox"/>
Website	<input type="checkbox"/>
Helpline	<input type="checkbox"/>
Material in libraries/Trafford Direct	<input type="checkbox"/>
Press publicity	<input type="checkbox"/>

Other,
please state

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

COMPLETE THE FOLLOWING SECTIONS AS APPROPRIATE

Consultation Comment Form

	No	Could be better	Yes
Was the comment form easy to complete?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did the comment form allow you to adequately express your comments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Website

	No	Could be better	Yes
Was it easy to find the Preferred Options consultation material?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was it easy to find the Evidence Base material?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was the facility useful for making comments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any other comments

Helpline

	No	Could be better	Yes
Was your query dealt with quickly and effectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any other comments

6. Material in libraries/Trafford Direct

	No	Could be better	Yes
Was it easy to locate the Preferred Options consultation material?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were facilities for inspection satisfactory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any other comments

7. Any further comments/suggestions

Thank you for completing this form - Your feedback is very much appreciated

Please return this form by 10th August 2009 to:

**Strategic Planning and Developments
 Trafford Council
 First Floor
 Sale Waterside
 Sale
 M33 7ZF**

Click here to send by email

The form can also be **faxed** to: 0161 912 3128.

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

Appendix 13 - Trafford Tomorrow – Non Technical Summary

Live



L1: How many? When? and Where? the plan will consider how many new homes will be built, when they are to be built and which areas are likely to see new homes being built.

L2: Considering people's needs homes that will aim to create mixed communities. Homes that people can afford, and meeting the needs of older generations and of gypsies and travellers.

L3: Regeneration and reducing inequalities new homes and improved access to jobs will be encouraged in those areas in need of regeneration with priority given to the areas of Old Trafford, Partington and Sale West.

L4: Transport and Movement support and encourage the development of a sustainable transport network in the Borough that is accessible and offers a choice of modes of travel for people and freight, and that reduces damage to the environment.

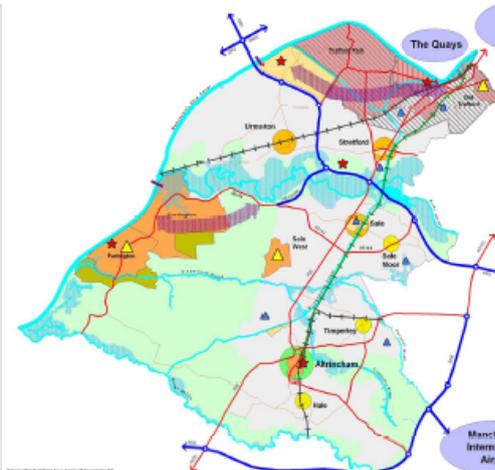
L5: Climate Change new developments should maximize sustainability and have minimal effects on climate change by adopting measures that reduce carbon emissions.

L6: Waste the council will consider new sites for waste facilities in the Borough that prioritize and deal with waste in the following order: reduce waste generated, re-use, recycling/composting, use waste to create energy and as a last resort, dispose.

L7: Design new developments must contribute to the quality, functionality, amenity, security and accessibility of an area.

L8: Planning contributions that may include contribution(s) towards housing that people can afford; play spaces for children; outdoor sports facilities; the Red Rose Forest and; highway and public transport schemes, but also towards the provision of measures to combat climate change and the provision of new community facilities.

Areas where change will take place in Trafford



Key

- Strategic Sites
- Priority 1
- Priority 2
- Priority 3
- Priority Regeneration Areas
- Regeneration Areas
- Motorway
- Major Roads
- Minor Roads
- Railway
- Metrolink
- Proposed Canal Crossings
- Inclusion Targeted Infrastructure Improvements
- Significant Neighbourhood Plans
- Water Features
- Green Belt
- Protected Open Land
- Urban Area
- Area at Risk of River Flooding
- Town Centre Hierarchy:
 - Main Town Centre
 - Other Town Centre
 - District Centres
 - Paragon Centre
 - Local Area

Relax



R1: Historic buildings new development must take account of surrounding building styles, landscapes and historic distinctiveness and demonstrate how it complements and/or has no negative effects on these buildings. Conservation Areas must be preserved and enhanced as well as features such as Listed Buildings.

R2: Environment developers must show how the proposal will protect and improve the environment, this includes nature reserves, woodland, trees, and species of wildlife.

R3: Green Infrastructure linking existing large areas of green space such as the Mersey Valley through cycle paths, footpaths and bridleways. In working with local communities, the council will develop a network of high quality green spaces and will protect them from development.

R4: Green Belt and other areas of protected land these will continue to be protected from unsuitable development.

R5: Open Space and Recreation protect and improve the quality of existing open space and outdoor sports facilities and improve and maintain the well-being and health of the local community. Areas to be specifically targeted are sites in Partington and Sale West.

R6: Culture and Tourism encourage and continue to support culture and tourism facilities that highlight and enhance the historic and cultural heritage of the Borough.

Work

W1: Economic the council will identify sufficient land for different types of employment uses needed to support the growth of the Borough. Clusters of economic activity will be focused in certain areas in the Borough that include Pomona, Wharfside, Trafford Park, Carrington and the town centres of Altrincham, Sale, Urmston and Stretford.

W2: Town Centres and shopping Altrincham Town Centre will be the focus of services related to shopping, leisure, tourism and office uses. Trafford's other town centres of Sale, Urmston and Stretford will be the focus of improvements whilst building on what services already exist. Within the district centres of Hale, Sale Moor and Timperley, more local independent shops will be encouraged with food shops encouraged in local centres that meet the needs of the local community. New shopping facilities will be redeveloped outside the town centres.

W3: Mineral management this must be sustainable and have regard to economic, social and environmental impacts of minerals development.



Sites for development



S81 Victoria Warehouse - redevelopment to comprise new homes, offices and a hotel on a site that is seen as a northern gateway to the Borough.

S82 Trafford Quays - housing-led development to comprise new homes, offices and community facilities. Major improvements to public transport linking the location with surrounding areas are required.

S83 Stretford Meadows - development of former landfill site in the Green Belt as woodland and greenspace area for walking, horse riding and other informal recreation uses.

S84 Partington canal-side - development of new homes to support the regeneration of Partington.

Priority locations for change

Priority 1	Priority 2	Priority 3
<p>Pomona Island (SL1) - mixed use development to provide up to 1500 homes, offices, hotel and leisure facilities.</p> <p>Wharfside (SL2) - mixed use redevelopment area within the Regional Centre comprising:</p> <ul style="list-style-type: none"> Medialityuk Manchester United stadium area and, A new boulevard linking the key attractions <p>Old Trafford (SL3) - housing-led development to promote change within the Old Trafford neighbourhood by improving the quality of homes, access to jobs and community facilities.</p> <p>Lancashire County Cricket Club (SL4) - regeneration to include improved LCCC stadium and a mix of business, shopping, homes, education and leisure facilities.</p> <p>Trafford Park Core (SL5) - continue to be the main location for jobs in the Borough. Improvements to public transport access are essential.</p>	<p>Altrincham Town Centre (SL13) - regeneration and further development of town centre to maintain its status as the main town centre in Trafford.</p> <p>Carrington (SL8) - development and redevelopment to provide new storage, distribution and industrial accommodation. Improvements to highway and public transport necessary to improve accessibility.</p> <p>Partington (SL9) - supporting regeneration by constructing new homes, redeveloping the shopping centre and making improvements to the public realm.</p> <p>Sale West (SL10) - regeneration of former council estate focused on improvements to housing and access to shops and job opportunities.</p>	<p>Sale Town Centre (SL11) - regenerating and strengthening by improving the quality of shops on offer. Small scale housing opportunities may arise as part of mixed use development.</p> <p>Stretford Crossroads (SL7) - redevelopment to provide new homes, offices, shops and leisure facilities along with improvements to links around the town centre.</p> <p>Trafford Centre Rectangle (SL6) - mixed commercial, retail and leisure area with potential to improve sustainability through housing development and improvements to public transport.</p> <p>Woodfield Road (SL12) - opportunity to redevelop underused industrial estate to provide mix of housing to meet local need.</p>

Appendix 14– Trafford Tomorrow Questionnaire

Trafford Tomorrow

Help us shape your area - What does it mean for you?

Delivering the Vision

The Plan sets out 8 aims in order to deliver the Vision. We want to know if these are what you would like us to achieve over the next 15 years in Trafford.

	Strongly Agree	Agree	Neither Agree or disagree	Disagree	Strongly disagree
SO1					
SO2					
SO3					
SO4					
SO5					
SO6					
SO7					
SO8					

Would you like to add any further comments?

Sites for development



The Plan sets out 5 Strategic Sites which will provide the main sites for change, development and regeneration within Trafford. We want to hear your views as to whether you agree with the sites selected.

	Strongly Agree	Agree	Neither Agree or disagree	Disagree	Strongly disagree
SS1 - Victoria Warehouse					
SS2 - Trafford Quays					
SS3 - Stretford Meadows					

SS4 - Partington Canalside					
SS5 - Altair					

Would you like to add any further comments?

Priority locations for development

Along with the sites the plan also includes 13 locations which provide wider areas for change, development and regeneration. We want to hear your views on the identification of these locations.

	Strongly Agree	Agree	Neither Agree or disagree	Disagree	Strongly disagree
Pomona Island (SL1)					
Wharfside (SL2)					
Old Trafford (SL3)					
Lancashire County Cricket Club (SL4)					
Trafford Park Core (SL5)					
Altrincham Town Centre (SL13)					
Carrington (SL8)					
Partington (SL9)					
Sale West (SL10)					

Sale Town Centre (SL11)					
Stretford Crossroads (SL7)					
Trafford Centre Rectangle (SL6)					
Woodfield Road (SL12)					

Would you like to add any further comments?

Making it work

We have set out a number of policies that will be used, by the Council, to consider planning applications for development. We want to hear your views on whether, or not what we are proposing are the right policies and will address the issues the Borough faces.

	Strongly Agree	Agree	Neither Agree or disagree	Disagree	Strongly disagree
 Live Policies					
 Work Policies					
 Relax Policies					

Would you like to add any further comments?

About you:

We need to have your details so that we can inform you of the next stage of the plan.

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

Name:	
Address:	
Postcode:	
Tel:	
Fax:	
Email:	

**Thank you for completing this form – Your feedback is very much appreciated
We would be very grateful if you could now just spare enough time to complete the next two forms which will help us to evaluate our service.**

Please return this form (together with the next two forms) by 10th August 2009 to:

**Strategic Planning and Developments
Trafford Council
First Floor
Sale Waterside
Sale
M33 7ZF
Or email it to: strategic.planning@trafford.gov.uk**

The form can also be **faxed** to: 0161 912 3128.

Appendix 15– A summary of the main issues that have been raised under Regulation 25 and how these issues have been addressed in the Trafford Core Strategy

Appendix 15

A summary of the main issues that have been raised under Regulation 25 and how these issues have been addressed in the Trafford Core Strategy

The Issues and Options Stage – 2007

- 1 The first step in the production of the Core Strategy was the Issues and Options paper, published for consultation in July 2007. Subsequently, a further document detailing the Issues and Options for the Development Management policies was published for consultation in November 2007. The comments received during these early stages were summarised and published in 2008 with the document entitled “DPD1: Core Strategy Issues & Options - Consultation Statement”. The main issues raised at these consultation stage are summarised below.
- 2 The Trafford Core Strategy Issues & Options Paper (July 2007) set out a spatial profile for the Borough, the issues facing Trafford, the sustainability issues (based on the Sustainability Scoping Report), a vision for the future of Trafford, three broad spatial options and reference to how the spatial strategy would be implemented through a suite of policies.
- 3 The Vision was presented as a shared one with the Trafford Community Strategy. Whilst a number of representations agreed that the Vision could be shared, there were a number that considered that it could be expanded to make it more spatial and to clearly set out the economic role to be played by Trafford in the Region together with a stronger emphasis on transport, environmental and sustainability matters.
- 4 The three options varied in terms of where the priority for development should be focused. The first focused growth in and adjacent to the Regional Centre and in the remaining Regeneration Areas with restraint elsewhere. The second focused growth initially across the whole of the north of the Borough, and secondly within the remaining Regeneration Areas, with restraint elsewhere. Finally the third Option focused growth in the north of the Borough with restraint in the south of the Borough.
- 5 No one Option was particularly favoured over another, although there was clear support for those elements of the Options that sought to direct development to specific areas (particularly as contained in Options 1 and 2), with less support for Option 3 where development would be focused in the north of the Borough (i.e. north of the Mersey), with general restraint elsewhere. It was considered that by

focusing development within specific areas, such as the Borough's regeneration areas the Core Strategy would be more in line with the Community Strategy objectives.

- 6 Concern was raised that none of the Options provided sufficient clarification as to how Trafford should be performing within the City Region in line with RSS. In particular issues were raised as to how Trafford relates to its neighbouring authorities and key sources of employment, such as the Regional Centre, the Trafford Park Travel to Work Area and Manchester Airport and as to what type of growth should take place in Trafford to support the growth of the City Region as a whole. Linked to this matter are those representations that indicated that both the Regional Centre and Inner Areas should be defined through the Core Strategy.
- 7 A number of representations considered that new options should be considered by the Council. These alternative/amended options included an amalgam of Options 1 and 2 which would better reflect emerging RSS in terms of sub-regional housing issues and would support economic prosperity; focusing development first and foremost adjacent to the Regional Centre in accordance with RSS, (based upon the existing, established centres and Trafford Park as identified in Option 1 rather than across the whole of the north of the Borough) with a second priority being the key priority regeneration areas of Sale West and Partington, followed by the other regeneration areas and with restraint elsewhere and; a call for greater emphasis to be placed on Trafford's town centres in delivering future growth, particularly within the sub-regional shopping centre of Altrincham.
- 8 Although representations in July 2007 considered that more detail should be provided about the scope of development management policies and that a further consultation should be undertaken on these issues as part of the Regulation 25 Issues and Options consultation stage, a number of detailed comments were made in relation to what matters should be included within Core Strategy policies. The main issues are summarised below.
- 9 In relation to housing matters a number of representations made it clear that sufficient homes should be provided to meet the needs of the Borough and including appropriate levels of family accommodation and affordable housing.
- 10 In relation to economic matters the main matters to be raised were whether the Plan would enable Trafford to play its part adequately in the City Region, whether Trafford Park's future role was sufficiently safeguarded/promoted and; whether the role of the town centres (in particular Altrincham) would be sufficiently enhanced and protected.

- 11 In relation to transportation matters key themes to emerge were that the Core Strategy should seek to ensure that new development is located in areas of high accessibility by public transport and that the Core Strategy should encourage the use of alternative modes of transport to the car, and that this must include improving opportunities for cyclists.
- 12 Environmental matters also featured highly in responses with many representations stressing the need for sufficient accessible green spaces to be provided alongside new development; for there to be no erosion of the Green belt;
- 13 A number of representations requested that specific sites be considered for highlighting within the Core Strategy. These sites included substantial amounts of brown-field land at Carrington; Davenport Green; Pomona, Old Trafford; Trafford Quays, within the Trafford Centre Rectangle; Victoria Mill, Old Trafford; Wharfside (including Media City), Trafford Park and; Woodfield Road, Altrincham.
- 14 In relation to the evidence base representations were received stressing the need for a credible and detailed evidence base in particular reference was made to the need for:
- an up to date retail study;
 - up to date and robust employment land assessments and forecasts;
 - information relating to the impact of the options in terms of travel and movement patterns within the borough and in the wider sub-region;
 - a Sustainability Appraisal that forms the basis for developing fuller and more environmentally positive Options and Strategic Objectives taking into account environmental, economic and social issues.
- 15 In view of the comments received in July 2007, the Council considered that it was necessary to undertake a further consultation stage relating to proposed Development Management and Core Policies. This consultation took place in November 2007 and presented a number of Development Management Options together with an indication as to the broad policy areas that would be covered by the Core Strategy Core Policies.
- 16 Whilst there was broad agreement to the production of policies as suggested within this consultation document a number of representations considered that it was still difficult to comment meaningfully given the limited level of detail contained within the document. Notwithstanding this general comment detailed comments

were made. The main issues raised related to the need for these policies to be founded on a robust evidence base; to be linked to Government Guidance; to take viability matters into consideration; to consider the environmental agenda more fully;

The Council Response to the Main Issues raised to the Issues and Options Consultation Stages

- 17 Both the Trafford Partnership and the Executive of the Council had agreed that in the light of initial guidance from Central Government, the Council's Core Strategy Vision should be shared with that of the Community Strategy. However given that a number of key stakeholders expressed a view that this approach has not resulted in a truly spatial vision being set which is locally distinctive the matter was considered again. The view was taken that whilst the Community Strategy Vision should remain the starting point for the Core Strategy, the inclusion of Strategic Objectives, linked to Community Strategy Themes and Sustainability Objectives would result in more spatial Vision.
- 18 Given that most representations made in relation to the Spatial Options considered that more clarification and refinement was needed in respect of these options and the evidence base, prior to the publication of the Preferred Options, the Council considered that it would be prudent to delay the consultation of their Preferred Options document until mid 2008.
- 19 This extension to the timetable enabled further consultation to take place with key stakeholders; key pieces of evidence to be produced/commissioned; consideration to be taken of the Proposed Changes to Regional Spatial Strategy 13 (RSS) which were published in late March 2008.
- 20 Given that despite the varied nature of the comments, there was greater support for those elements of the options that sought to direct development to specific areas (Options 1 and 2), in comparison to that for the less directed Option 3 the Council considered that it would be appropriate to refine the options using an amalgam of Options 1 and 2 as the starting point. The Council was, however, aware that it should not be too prescriptive at this point in time about which single option it preferred. Instead the authority chose to consult again on three options in order to ultimately achieve a Vision and Strategic Objectives which are clear, distinctive, based on sound evidence and deliverable. This time each of the Options concentrated growth towards the Regional Centre, Altrincham Town Centre and Priority Regeneration Areas in line with the guidance in Regional Spatial Strategy. The variations related to the quantum and phasing of development as summarised below:

- 21 Spatial Option 1 adopted a 3-tiered approach to growth with the largest proportion of new growth would be focussed in the north east of Trafford, within the Regional Centre / Inner Area and in Altrincham Town Centre. Certain priority development areas such as Partington, Carrington, Sale West and the Trafford Centre Rectangle would be a focus for more modest growth; the remaining new growth would be targeted in the remaining Town Centres and Neighbourhood Renewal areas,
- 22 Spatial Option 2 still recognised the importance of the Regional Centre and Altrincham Town Centre, in line with Regional Spatial Strategy, but would also promote more activity in the Borough's priority regeneration and development areas. Through this Option, growth in the Regional Centre / Inner Areas and Altrincham Town Centre would still be significant, but that growth would be shared more widely with the regeneration areas of Partington, Carrington, and Sale West. Finally under this Option, more modest growth would occur in the remaining Town Centres, Trafford Centre Rectangle and Neighbourhood Renewal areas.
- 23 Under Spatial Option 3 around half of the new growth would be focussed in the Regional Centre / Inner Area and Altrincham Town Centre; much of the remaining growth would come forward in the other regeneration and development areas with less distinction between them. This approach would give predominance to the Regional Centre and Altrincham Town Centre which would be in line with Regional Spatial Strategy but beyond that there would be less distinction between regeneration and development areas.
- 24 The Council considered the appropriateness of Core Strategies to include site specific references/allocations in the light of new guidance and legislation that came into effect in 2008. The Council considered that it would be appropriate to include 11 strategic sites, some of which included those specifically mentioned in representations; others were proposed by the Council as central to the achievement of the Core Strategy. It should be noted that the Council did not include land at Davenport Green for a high amenity employment site or a mixed use development incorporating housing for workers at Wythenshawe Hospital and Manchester Airport within these 11 Strategic Sites. The Council did not consider that such development proposals would be in accordance with emerging national, regional and local guidance.
- 25 The consultation responses received in respect of the further round of Issues and Options consultation undertaken in relation to the Development Management policies, enabled the Council to provide more detail in terms of both the Core Policies and Development Management Policies and to provide suggested policy directions. In

total a number of 17 Core Policy Directions were provided together with nine Development Management Policy Directions. The policy directions now included clearer links to the evidence base that underpinned them and a number of the policy areas were sub-divided to take account of representations received. For example environmental issues were covered by four policies with the inclusion of a green infrastructure policy. Similarly housing policy was split into three areas focusing on land provision and housing need. The economic policy now sought to provide clarity in terms of the proposed functions of the employment locations in Trafford, including highlighting the role of Trafford Park.

- 26 In relation to representations regarding the evidence base, the Council considers that this is an evolving process and although not all the findings were available to inform the earliest consultation drafts of the Core Strategy, the preparation of the majority of the evidence base was underway by 2007/08, and would therefore be available to inform later iterations of the Plan.
- 27 A number of representations made reference to the need for the Core Strategy to clearly set Trafford's role in the City Region, including defining the Regional Centre and Inner Areas in Trafford. Section 2 of the Preferred Options document more clearly states the relationship that Trafford has with its neighbours and the role that it will perform in the City Region. This section also clearly defines both the Regional Centre and Inner Areas boundaries in Trafford. In accordance with RSS, these boundaries were arrived at jointly with officers from both Manchester and Salford City Councils following a number of regular joint meetings to explore possible boundaries and to hear the views of stakeholders.

Preferred Options Consultation Stage 2008

- 28 Although there were a number of representations that made detailed comments in relation to the general profile and issues section of the Plan, the main issues that the Council needed to consider focused in the main around the Vision and the Strategic Objectives; the benefits or otherwise of the three Options; whether the Options were developed in accordance with national, regional, and local policy; whether the Plan would be successful in delivering Trafford's and the sub-region's objectives, particularly in terms of housing provision and economic growth; whether the Plan had been founded on a robust evidence base, particularly in respect of employment land requirements, housing need, economic viability matters, transport modelling, recreational uses and, flood risk.
- 29 Views were expressed that, despite the amendments made to the Vision in terms of combining it with Strategic Objectives, it continued

to lack a spatial dimension. Some representations considered that this was primarily due to the fact that the Vision remained shared with the Community Strategy. Additionally some representations question whether there is sufficient evidence to demonstrate that the Vision will succeed.

- 30 There was a general level of support for the Strategic Objectives, together with Place Objectives, albeit with many detailed comments/suggestions for ways to improve and/or clarify them.
- 31 As at Issues and Options stage, no one Option secured unanimous support. However, there was general support for the more even distribution presented in these Options, particularly that presented in Option 2. It was considered that this distribution would provide a more balanced and flexible approach to development across the Borough and would promote the most appropriate level of development in Altrincham.
- 32 In terms of Option 1 concern was expressed as to whether it would be able to deliver the proposed level of housing growth or support the regeneration of key areas and development generally in the south of the Borough.
- 33 Similarly it was felt that Option 3 would result in those areas in greatest need being neglected, and therefore neither the Council's nor the Partnership's objectives would be met over the life of the Plan.
- 34 There was concern raised that the options were too heavily reliant on the provision of apartments to deliver the volume of housing and it was questioned as to whether the Borough's housing need would in fact be met but such spatial options. Suggestion was therefore made that an option should be considered that utilised the vast tracts of brown-field in Carrington for mixed use development which could provide family housing.
- 35 In relation to flood risk, concern was raised over the potential risk that was attributed to some of the Strategic Sites and therefore again doubt was raised as to whether in fact the Spatial Options, as presented could deliver the amount of housing proposed and it was suggested that other options should be considered.
- 36 Concern was raised as to the impact of the Options on existing transport infrastructure. In particular there was concern over whether the levels of development proposed at Trafford Park, Carrington and Partington would be able to deliver the required levels of infrastructure.

- 37 Finally views were expressed that the Options relied too heavily on green-field locations to deliver the housing land strategy and that none of the options would result in Trafford being able to deliver sufficient economic growth in line with RSS and City Region aspirations.
- 38 Many varied representations were received in relation to the Strategic Sites section of the Plan. Although a number related to points of detail more general comments related to the level of evidence that underpinned and justified these sites; their ability to deliver the required quantum of residential and economic development and; the need to carry out sustainability appraisal of the sites. Additionally a number of representations requested that the Council give consideration to the inclusion of additional sites such as land at Davenport Green for commercial development, similar to that included within the adopted UDP, an extension to the Carrington Site to enable a mixed use (including residential development to take place, the inclusion of the Edge Lane Boat Yard in Stretford and Craven Road in Broadheath.
- 39 In terms of the Core Policies and Development Management Policies the main issues centred around the ability of these policies to deliver the strategy. In particular there was a view that the policies needed to be refined further and based on robust evidence. Broadly speaking these issues related to housing needs; the employment land evidence and the need for Trafford to perform effectively in the City Region; the need to ensure that development areas were well served by a choice of transport and/or that appropriate mitigation would be provided to support new development; that the climate change evidence base needed to be supplemented to provide the support and clarification for this relatively new policy area; insufficient clarification being provided by combining both the natural and built environment and; the need to incorporate viability matters, particularly in terms of affordable housing.

Council Response to the 2008 Consultation Responses

- 40 Following consultation in July 2008, the Core Strategy document has been substantially rewritten to detail a single Spatial Strategy for the development of the Borough through to 2026. It also includes a separate Core Strategy Vision which incorporated the Place Visions from the Preferred Options document. The Core Strategy will be refined to take account not only of the comments received during previous public consultation, but also of factors emerging from the ongoing preparation of the evidence base, and the appraisal against sustainability objectives.
- 41 Although Option 1 was broadly in line with RSS in terms of focusing development in the Regional Centre and Inner Areas, the consultation

detailed that it did not fully deliver the requirements of the public, the Community Strategy, the Sustainability Appraisal or the Strategic Objectives in that it would not result in enough development to enhance some key regeneration areas in the Borough, in particular Partington and Carrington or deliver enough family housing to meet identified needs. This option was therefore not preferred.

- 42 Whilst the Council considered that Option 2 was in line with Regional Spatial Strategy in terms of focusing development in the Regional Centre and Inner Areas, fitted with other strategies and objectives, scored well in sustainability terms and received the most support from the public, principally because it also allowed for growth in certain key regeneration areas and was more likely to deliver affordable and family housing, there was some concern about the potential negative impacts of this option associated with the levels of development proposed in Partington, Carrington and Trafford Centre area in terms of accessibility, flood risk and habitat protection. Therefore, although this was the most preferred option out of the 3, further modifications were proposed to make it acceptable in terms of sustainability.
- 43 Whilst Option 3 was broadly in line with RSS, the consultation detailed that it did not fully deliver the requirements of the public, other strategies and objectives or the Sustainability Appraisal, as it was considered that it focused too much development into the north east of the Borough at the expense of other locations such as Altrincham and Carrington, and as a result it would not deliver the required regeneration or affordable and family housing and would cause overdevelopment in parts of Old Trafford and Trafford Park.
- 44 The chosen Preferred Option therefore sought to concentrate growth towards the Regional Centre, the Inner Areas, Altrincham Town Centre and the Priority Regeneration Areas. Growth was shared across the areas of Partington, Carrington and Sale West. More modest growth was proposed in the remaining Town Centres, Woodfield Road in Broadheath and the Trafford Centre Rectangle. Elsewhere, development was restricted to meeting local needs and supporting regeneration, with limited market activity. Because it was concluded that the land at Davenport Green (formally identified for commercial development) was not required to deliver the Plan's Vision and Objective, the Preferred Option would result in this land being returned to the Green Belt.
- 45 This Preferred Option was considered to be a good fit with RSS, other strategies and objectives and the available evidence and performed well against sustainability objectives. It represented a modified version of Spatial Option 2 to include suitable mitigation measures to reduce the potential negative impacts of, in particular, proposed levels of development at Partington, Carrington and the Trafford Centre area

and provides a greater opportunity to deliver the right kind of housing in the right places where land is available and development is viable.

- 46 In the light of the comments received and emerging guidance from PINS it became clear that it would not be appropriate for all 11 development areas to continue to be “strategic sites” and therefore allocations in the Plan.
- 47 The Preferred Option therefore detailed 13 strategic locations supported by 5 strategic sites. The proposed Strategic Locations identified wide areas for change, regeneration, development and protection and set out key principles and criteria to guide interventions and investment. The Strategic Sites were specifically defined sites aimed at delivering significant development, central to the achievement of the Core Strategy. The five Strategic Sites would be shown on a Proposals Map and would therefore be land use allocations in the Core Strategy. It was felt that this configuration better reflected the available evidence (including the results of the Sustainability Appraisal) and would be consistent with emerging advice on the preparation of Core Strategies.
- 48 In July 2008 representations were made requesting additional sites/changes to previously proposed sites including land at Davenport Green, Carrington, Broadheath and Stretford. The Council considered that there was insufficient evidence or justification to retain/amend the adopted UDP allocation at Davenport Green and therefore the land at Davenport Green would revert to Green Belt. Similarly insufficient evidence or justification existed to extend the Carrington Site beyond that land allocated within the adopted UDP for employment purposes, or to incorporate a mixed use development at that location, therefore the Carrington Strategic Location did not identify a specific residential requirement during the plan period.
- 49 Whilst it was considered that insufficient evidence existed to justify the retention of a Strategic Site in Stretford, it was concluded that there was merit in re-designating it a strategic location and extending the previously identified site boundary, to incorporate the land identified in representations. In relation to Broadheath it was concluded that insufficient evidence existed to either justify the inclusion of the land suggested as a strategic site or to widen the proposed strategic location boundary to include it.
- 50 In the light of the comments received at both Issues and Options and this Preferred Options stage, the Council was able to prepare detailed policy wording. As part of this process a number of policies have been amalgamated and some policy areas split in to more than one policy (such as the built and natural environment). Additionally the distinction between Core Policies and Development Management policies no longer exists. This change removed a level of ambiguity as to how the

policies would be used in managing development. It was made clear that, as appropriate, the Core Policies in the Plan would be used in the determination of planning applications.

Preferred Options Consultation Responses (June 2009)

- 51 In relation to the distinct Core Strategy Vision and revised Strategic Objectives, the view was expressed that the Vision needed to be developed yet further, to set out a more locally distinctive vision for the Borough. It was suggested that this could be achieved by incorporating the material in the “Spatial Strategy” within the Vision.
- 52 Through consultation on the Core Strategy Preferred Option (June 2009), the Council received a number of relevant comments about the Sites and Locations element. Most of these comments related to specific Sites and Locations although some of them were relevant to the principle of our approach, not least those representations from the Government Office for the North West (GONW).
- 53 One recurring comment questioned whether the change proposed in some Locations was significant enough to justify it being identified especially. For example, it was considered that the strategy proposed for the Trafford Park Core area of continuing to focus employment development here was really just ‘business as usual’ and didn’t constitute significant enough change to justify identifying it as a Location.
- 54 Additionally where a proposed Strategic Site already had planning permission (e.g. Altair), the need to identify them especially was questioned considering that they already had planning status.
- 55 The recurring theme of the representations was whether there was sufficient information to justify a site’s inclusion or certainty that a site will be delivered as proposed.
- 56 The main site specific issues to be raised related to whether the sites would deliver the Vision and Objectives. In particular concern was raised over the sustainability and perceived domination of apartment developments within the identified locations and their ability to deliver family housing. As a direct response to these views, representations were made to seek the inclusion, within the Carrington Location, of a residential element that could provide substantial levels of family housing.
- 57 Additionally representations were received indicating that the economic development distribution would not deliver the sub-regional aims. In particular this was considered to arise out of the omission of the Davenport Green development site, which it was suggested would

perform as well, if not better in sustainability terms than locations chosen by the Council.

58 In relation to the Core Policies a number of detailed comments were received, but a key issue was raised in relation to those policies that made reference to targets. Additionally concern was raised over the way in which employment land matters had been presented. It was made clear that there was a need to carry out additional consultation in relation to these matters prior to Publication stage.

59 Other key issues relating to the Core Policies concerned matters of housing land, regeneration, retail, green infrastructure and Green Belt.

Council Response to the 2009 Consultation Responses

60 In November 2009 the Council produced a further consultation document on proposed revisions to Policies L2, L4, L5, W1 and R5, in order to address the main concerns raised in June 2009.

61 In March 2010 the Council produced a further consultation document, which included a revised Vision. Having combined the previous Vision and the Spatial Strategy, the Council considered that the Vision now provided the spatial expression of the Sustainable Community Strategy and was more locally distinctive.

62 The Strategic Objectives together with the Place Objectives now form the link between the high level Vision and the Delivery Strategy. The new Delivery Strategy section of the Plan explains how the Vision and Objectives will be achieved and comprises both Strategic Locations and Core Policies.

63 On the basis of current planning guidance and the representations received on Sites and Locations at the Preferred Options stage, not least those submitted by GONW, the Council refined the definition of a Strategic Site and a Strategic Location.

64 This approach enabled an assessment to be made as to whether a particular area met the criteria to be considered as a Site. If, for example there was not enough detailed information about the infrastructure required or no clear agreement about who would deliver it, and when, it could not be considered as a Strategic Site and the area was then assessed against the criteria for a Location.

65 Having conducted this approach the Council concluded that no area in fact met the criteria to be a “site” and only five areas met the criteria to be a “location”. The remaining Sites and/or Locations that did not meet the criteria for either a Site or a Location, were incorporated within relevant Core Policies of the Core Strategy.

- 66 Refining the sites and locations, enabled the Council to be more certain with regard to delivery and as a result the Council has been able to include detailed development requirements and implementation tables for each of the five Locations in their March 2010 document.
- 67 As part of this refinement process the Council also reviewed the emerging evidence base including the results of the phase 2 flood risk assessment and the sustainability appraisal. As a result of this and other evidence, the Council concluded that it would be appropriate to make an allowance for residential development at Carrington, as part of a mixed use scheme. The Council did not, however, consider that development at Davenport Green would make the Plan more sustainable or would be in accordance with Regional, sub-regional or local policy and therefore no development proposals were included on this land. Instead in March 2010 justification for returning the land to Green Belt was included in Policy R4.
- 68 Together with the revised Vision, Strategic Objectives, Place Objectives and Strategic Locations the March 2010 document also included revisions to a number of key policies. The Council considered that, in the light of representations made in June 2009, changes to national policy and consequential changes resulting from the revised approach to Strategic Locations and Sites, these policies required further refinement and consultation prior to the Publication document being produced. These policies were L1, L3, W1, W2, R3, R4 and R6.

Further Consultation Responses (November 2009)

- 69 In relation to policies L2, L4, L5 and R5, the general response was positive to the further clarification that had been provided by way of this further consultation, albeit with a number of responses being submitted, not surprisingly, to the detail of implementing these policies and to matters of viability. It was also considered that the production of the SPDs would assist in the delivery of these policies.

Council Response to the November 2009 Consultation Responses

- 70 The Council reviewed the consultation responses in light of the existing and emerging evidence base and where appropriate have amended these policies in the Publication version of the Plan. The Council still intends to produce draft SPDs to accompany these policies at Submission stage.

Further Consultation Responses (March 2010)

- 71 Whilst there was general support for the direction in which the Core Strategy was moving, there were a number of key issues raised, not least surrounding the spatial distribution; the delivery/viability of some

of the Strategic Locations and; the evidence base, particularly the level 2 flood risk assessment and the sustainability appraisal.

- 72 Specifically in terms of Pomona representation was submitted in terms of the extant permission for 546 dwellings and a challenge to the flood risk outcomes.
- 73 In relation to the LCCC Quarter concern was raised over the viability/deliverability of 900 dwellings at this location
- 74 In relation to the Carrington Location concerns were raised as to the deliverability of the mixed use development and the level of mitigation required to ensure its sustainability.
- 75 There continued to be representations to the effect that without development close to Manchester Airport, at Davenport Green, Trafford would fail to achieve its objectives, particularly economic, but also sustainability ones. As part of these representations concerns continued to be raised as to the process that had been followed in relation to sustainability appraisal and the allocation of the land as Green Belt.
- 76 Similarly representations were received in relation to the development of green-field land south of Partington for residential development.

Council Response to the March 2010 Consultation Responses

- 77 In relation to Pomona reference is now included in the Publication document to the extant planning permission for 546 dwellings.
- 78 In terms of flood risk, it is acknowledged that additional work is currently ongoing with key stakeholders, however until such time that this work is completed and the finding known, the Council does not consider it appropriate to make further amendments to the Plan.
- 79 As a result a of concerns raised in relation to the LCCC Quarter, a Development Framework has been undertaken to test some of the assumptions previously made with regard to this Location. The outcome of the Development Framework has resulted in the target for dwellings in this Location being reduced to 400 units over the Plan period.
- 80 The Council has now concluded that the deliverability of Carrington would be best achieved through the production of an Area Action Plan, reference is now made to this in the Plan. In so doing it will be possible to ensure that the necessary mitigation will be in place to ensure its sustainability, including significant transport improvements.
- 81 After careful consideration of the representations made in respect development close to Manchester Airport at Davenport Green, the

Council continues to be of the opinion that insufficient justification exists for development in this location and that the employment locations identified in the Core Strategy, particularly Trafford Park and Carrington (together with locations such as Roundthorn Industrial Estate in Manchester) would enable the economic objectives of both Trafford and the sub-region to be met.

- 82 Whilst the Council considers that due process was followed in the preparation of the Plan, including in terms of the Sustainability Appraisal and therefore does not consider that further changes are required to the document in the light of this comment.
- 83 In relation to the land south of Partington the Council considers that sufficient provision has been made for residential development at more sustainable locations within the Borough, which would result in more regenerative benefits to the local community of Trafford.