



Development Plan Document

DPD1: Core Strategy

Development Management and Core Policies

Issues and Options Paper

November 2007

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Core Strategy Development Management Policies

Introduction

This document has been prepared to supplement the Trafford Core Strategy Issues and Options Paper (July 2007). It seeks views on a number of Development Management Policy Options and the proposed Core Policy areas. The document is split into two sections. The first section contains Development Management Policy Options and the second section contains broad policy areas that will be incorporated into Core Policies within the Core Strategy.

These policies will complement the spatial vision and objectives set out in the Core Strategy. They will identify those matters that are topic-related rather than use-related. The emphasis will be on creating policies which focus on achieving the outcomes of Trafford's spatial vision.

1. Development Management Policy Options

Development Management Policies are general, rather than site specific. They will set out criteria to help shape developments in a way that is sustainable and will contribute to meeting the needs of the community. Within the following section a number of policy options have been identified and it is important that you consider which option you prefer as these will be further refined at the next stage of consultation, the Preferred Options stage.

For ease of reference the Development Management Policy Options have been split into the following areas:

- Sustainable Built Environment (SBE)
- Accessible, Integrated Sustainable Transport (AT)
- Green and Clean (CG)
- Quality Homes for All (QH)
- Telecommunications (TE)
- Planning Obligations (PO)

The questions have all been grouped together in a questionnaire at the end of the document, for your convenience.

SBE Sustainable Built Environment

These policies set out the requirements that developers in Trafford will need to consider and the necessary elements that will need to be incorporated into new buildings to achieve high quality sustainable development. All development will be expected to meet sustainability principles and standards.

These principles should include:-

- urban design for example, place identity, the continuity of street frontages, the enclosure of private and public space, ease of movement etc.
- use of materials from sustainable sources
- reduction in the use of materials with a high carbon footprint (e.g. concrete)
- reduction in transport distances
- use of local materials where appropriate
- increased energy efficiency
- use of renewable energy sources

THE TRAFFORD CORE STRATEGY

In meeting these principles there are a range of issues to be considered, these are set out below together with options where appropriate for further development of the policy:-

SBE1 Design and Construction

The design of new development should seek to embrace sustainability principles. It should also take account of local distinctiveness and be sympathetic to its surroundings in terms of its layout, density, height, massing, architectural style, and materials used. Guidance on best practice standards are set out in The Code for Sustainable Homes.

The Government has introduced the Code for Sustainable Homes to drive a step-change in sustainable home building practice. It is a standard for key elements of design and construction which affect the sustainability of a new home. It will become the single national standard for sustainable homes, used by home designers and builders as a guide to development. At present it is a voluntary code though there are plans to make it mandatory in the future.

In Trafford's Draft Sustainability Strategy it is proposed that Trafford make the Code mandatory in the Borough and aim to meet the Government target levels 2 years in advance.

Option 1

Should developers be encouraged to use the national Code for Sustainable Homes as a means to promote minimum standards for all development in Trafford not just houses?

Yes/No

Option 2

Should more locally distinctive guidance be developed to promote sustainable buildings in Trafford?

Yes/No

If yes what locally distinctive characteristics should be incorporated?

.....
.....

SBE2 Conservation

To ensure the character of the borough is not adversely affected by new development, policies must be developed which seek to protect, preserve and enhance the character, appearance and amenity of the borough's built environment, including particular buildings and townscapes of historic importance and historic landscapes, parks and gardens. These areas will be identified in the Land Allocations Plan. This could be achieved by the following options:-

Option 1

Retain a similar policy to that within the adopted UDP, with the protection of listed conservation areas, listed buildings, ancient monuments and historic landscapes, parks and gardens.

Or

Option 2

Take account of the results of the Greater Manchester-wide Historic Landscape Characterisation Project to establish a broader view of local distinctiveness and its enhancement to develop not only conservation areas but also appropriate management guidelines across the borough.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

SBE3 Sustainable Water Management

The Council has set out targets to reduce water consumption by 5% in 5 years from 2006 within its operational buildings, in its Energy and Water Management Strategy.

PPS25 states that new development should not increase run-off from the undeveloped situation and redevelopment should reduce runoff. The Strategic Flood Risk Assessment (SFRA) which is currently being undertaken will identify in more detail flood risk arising from various sources, including surface water runoff from existing and proposed development.

The Council needs to consider how best to ensure all new development has the necessary water and sewage infrastructure to minimise water consumption and to reduce the risk of flooding, both to its immediate location and to other locations vulnerable to flooding.

Water Consumption

Do you agree that the Council should seek to reduce water consumption in new development?

Yes / No

If yes, should this apply to all new development?

Yes / No

Surface Water Runoff

Should the Council seek to reduce surface water runoff and, by the use of mitigation measures such as sustainable drainage systems, green roofs, rainwater harvesting and storage, manage the risk of flooding in new developments?

Yes / No

If yes, what other mitigation measures should be employed?

.....
.....

Please indicate Yes or No to the above questions. Please also tell us if there are any additional issues that you would like us to consider on sustainable water management.

SBE4 Renewable Energy

Trafford Council has declared its commitment to climate change as a signatory to the Nottingham Declaration on Climate Change and The North West Charter on Climate Change. The National UK targets for “greenhouse gas” emissions are for a reduction of 60% by 2050 and supplying 10% of electricity from renewable sources by 2010 and 20% by 2020. The forthcoming national planning guidance ‘Planning and Climate Change (Supplement to PPS1)’ will set out the strategic planning principles for achieving this. However it will mean we must all take responsibility for this issue and to achieve these targets, changes to lifestyles must be adopted by all.

Draft RSS says that all proposals for new non residential developments above a threshold of 1000m² and all residential units comprising 10 or more units should incorporate renewable energy production to provide at least 10% of the developments energy requirements. The panel report on Draft RSS recommends lower thresholds and higher renewable energy percentages. Therefore to achieve the higher targets of 15% and 20% further measures must be taken to ensure a higher provision of renewable energy. The options for this are set out below.

The Council has set out targets to reduce energy consumption by 10% and CO₂ emissions by 15% in 5 years from 2006 within its operational buildings in its Energy and Water Management Strategy.

Option1

All new buildings including single houses to reduce carbon emissions by 10% using renewable sources of energy.

All large development to reduce carbon emissions by 10% using renewable energy sources from now to 2010, 15% from 2010 to 2015 and 20% from 2015 to 2020.

Commentary

Everyone would contribute to the target and therefore there is more likelihood that it would be achieved. However, the costs of renewables may prove unreachable to single house developments.

Or

Option 2

Only large development to reduce carbon emissions by 15% by using renewable energy sources from now to 2015 and 20% from 2015 to 2020.

Commentary

The targets are higher than the minimum, therefore this should allow for the fact that small developments are exempt. However, there may be a temptation for developers to submit schemes just under the threshold and therefore the targets will not be achieved.

Or

Option 3

Only large development to reduce carbon emissions by 10% by using renewable energy sources from now to 2015, 15% from now to 2015 and 20% from 2015 to 2020.

Commentary

The minimum requirements would be achieved for the majority of developments. However, the targets may not be achieved if small developments dominate the market, as these would not contribute.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

AT Accessible, Integrated Sustainable Transport

Policies will seek to ensure, through a quality layout and design, the accessibility of new development and to achieve the optimum use of our existing highway. Through transport assessments and travel plans, development will be encouraged which can improve services, facilities and change behaviour patterns to manage and reduce traffic congestion, cater for development related growth and improvements to the radial routes and district linkages particularly east to west.

Improvements to facilities and services which increase the level of public transport use and encourage more walking and cycling will be a priority in achieving a more sustainable transport system for example off road cycling routes and cycle parking.

Improvements will also be made by taking steps to reduce the growth of traffic through demand management measures such as: controlling the levels of off-street parking particularly for long stay, the use of appropriate charging mechanisms, and the introduction of consistent parking standards for new development based on maximum levels of provision.

The Council is producing an SPD on car parking standards. In order to assess the options for appropriate levels of car parking please choose one of the options below:-

Option 1

The Council should adopt fixed maximum standards and apply them universally across the borough.

Or

Option 2

The Council should apply a range of standards depending on the circumstances of the development. For example by having lower standards in areas that have good access to facilities such as in town centres or along public transport corridors incentives such as public transport passes could be bought by developers for new residents in lieu of providing car parking spaces.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

CG Clean and Green

CG1 Waste

Waste management in Trafford, as in the rest of the country, is facing a period of change. Driven by European legislation, Government targets, and the need for improved environmental protection and public expectations, the way in which we deal with waste has to move forward from our current dependence on disposal by landfill.

Though a detailed Joint Waste Development Plan Document is currently being prepared by Greater Manchester districts, the following strategic issues will need to be addressed by the Core Strategy:-

- Recognising the importance of sustainable waste management and ensuring that all facilities are developed in line with the principles of the waste hierarchy.
- Recognising the importance of the regional apportionment of waste and providing an overall framework within which the Joint Waste Development Plan Document will identify and safeguard sites in appropriate locations to assist in delivering waste management facilities to meet identified needs within acceptable social, economic and environmental parameters.
- Ensuring that good design is incorporated within development proposals, promoting the minimisation of waste and the use of recycled materials in the design, construction and maintenance of all new developments and promoting the use of site waste management plans.

Option 1

Identify broad principles to be followed in guiding waste management in Trafford, including the following criteria:-

- i. the need for Trafford to make an appropriate contribution towards the maintenance at all times of sufficient provision of waste management facilities within Greater Manchester;
- ii. the need to promote the waste hierarchy, including encouraging recycling of waste, thereby reducing the use of limited natural resources and minimizing the need for use of scarce landfill sites;
- iii. the impact of waste management proposals on the physical environment;
- iv. the impact of waste management proposals on local communities;
- v. the impact of waste management proposals on existing or proposed development;
- vi. the need to ensure sustainable transport of waste.

Commentary

This would set out a broad framework whilst leaving detailed policies/proposals to the Joint Waste Development Plan Document. However, this provides limited guidance to the waste management industry and others.

Or

Option 2

Set out detailed criteria to guide waste management in Trafford, including those that will be used in assessing proposals for waste development.

Commentary

It provides detailed guidance to the waste management industry and others, however there could be possible duplication with the policies/proposals of the Joint Waste Development Plan Document.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

CG2 Minerals

Though Trafford is not currently an active area for mineral working, reserves of sand and gravel are known to exist in a number of locations. A countywide assessment has been undertaken to identify the extent of minerals resources in Greater Manchester, including Trafford.

Minerals can only be worked where they occur. Therefore, the location, quantity and quality of the reserves is the primary consideration in determining opportunities for extraction. However, minerals development must also be undertaken with due regard to a range of broader environmental and social considerations.

The following issues will need to be addressed by the Core Strategy:-

- The need to contribute towards maintaining an adequate land bank and a steady supply of aggregates in order to meet regional apportionments;
- Safeguarding areas for future minerals development and avoiding sterilisation of known resources where possible;
- Identifying sites for minerals storage, processing and transfer;
- Promoting the use of recycled and secondary aggregates;
- Promoting the sustainable transport of minerals;
- Ensuring effective restoration and aftercare of all mineral sites;
- Ensuring that minerals are extracted in line with the principles of sustainable development within acceptable social, economic and environmental parameters.

Option 1

Identify areas for safeguarding minerals and minerals infrastructure and broad criteria that will be used in assessing proposals for minerals development.

Commentary

This option would provide flexibility, given the current knowledge of minerals reserves, however it gives limited guidance to the minerals industry on opportunities for extraction.

Or

Option 2

Identify areas for safeguarding minerals, Areas of Search for extraction and sites for minerals infrastructure together with detailed criteria that will be used in assessing proposals for minerals development.

Commentary

It would provide more certainty to the minerals industry on opportunities for extraction but detailed assessment work across Greater Manchester has yet to be completed.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

QH Quality Homes for All

QH1 House Type

An issue is emerging as to how to ensure that the right types of homes are built to meet the needs of the Trafford Community in terms of size, type and tenure. An appropriate mix that caters for households with specific requirements for example older people, disabled people, gypsies and travellers will need to be provided. In specific, the provision of accommodation for gypsies and travellers and travelling showpeople, will require criteria based policies for the allocation of sites and determination of planning applications. We have identified a number of options exploring ways in which we can ensure that new housing meets the identified needs. Which of the following do you think are the most appropriate ways to meet future housing needs of the borough? Do you think there are other options?

Option 1

Ensure that where possible new residential development conforms to lifetime housing.

Commentary

Lifetime housing provides homes that meet general household needs that can be easily adapted to meet specific requirements of older or disabled people. This would avoid the need to identify specific sites for specific housing type.

Or

Option 2

Identify specific development sites for particular physical, health and cultural needs.

Commentary

Whilst these could be geographically linked to the current housing market needs assessment properties such as these may not be as flexible as demographics alter over time.

Or

Option 3

Aim to meet the demand for family homes.

Commentary

Whilst this option would go some way to addressing the identified shortfall in this housing type, it could result in the need for greater amounts of green field land being released.

Or

Option 4

Encourage the continued development of high density 1 and 2 bedroom apartments in and adjacent to town and district centres.

Commentary

Such schemes would be sustainable as they would be close to communication links and would invariably involve brownfield land. However, whilst there could be regenerative benefits accruing from the redevelopment of our town centres, there may be an increased mis-match of what type of development is actually needed and this could result in increased levels of overcrowding.

Or

Option 5

Allow the market to determine the type of residential units on individual sites.

Commentary

This is the approach currently adopted within the Unitary Development Plan. However, continuing with this type of approach could limit the ability of the Council to achieve its overall objectives relating to housing need.

Or

Option 6

Require all sites above a threshold to incorporate a range of house types and sizes.

Commentary

This approach would offer households the opportunity to move within the existing locality as their needs change over time.

Please indicate which of the above you consider would help to meet the future housing needs of the Borough.

Do you consider that there are any other ways in which new housing can address changing household requirements?

QH2 Affordable Housing

The current Unitary Development Plan seeks to negotiate an element of low cost housing for all urban sites above a threshold of 1.0 hectare or 25 dwellings. In terms of the target contributions the Borough is split into five areas (Old Trafford, Stretford, Urmston, Sale and Altrincham) with the contributions ranging between 25% and 35%. It is clear that affordability is still an issue across the borough and it is therefore important that we review this policy, and consider alternative ways of achieving greater numbers of affordable housing units.

PPS3 recommends the threshold to which Affordable Housing should relate as 15 dwellings. Therefore a policy in line with this threshold will be applied, however we are seeking views as to what the affordable target should be on these sites.

The Housing Market Assessment advises a target of 50% affordable on qualifying sites as being reasonable in order to meet the identified needs for affordable housing. This could be mainly intermediate (shared ownership) housing in the south of the Borough, and mainly social rented in the North. However it was recognised within the Housing Market Assessment that this target would, in reality, not be achievable and instead the assessment recommends that a standard target of 40% would be more realistic.

We want to know which of the following options you consider would best address the affordable housing needs within the borough. The Council will be producing a Supplementary Planning Document to provide further guidance once the broad principles have been established within the Core Strategy.

Option 1

Apply a standard target contribution across the borough of 40% based on up to date housing market needs assessment data.

Commentary

This would treat all developments as equal regardless of their location. However, the Housing Market Needs Assessment split the borough into two areas, using the River Mersey as the boundary. Adopting a standard figure for the borough would not make allowances for areas of greater need.

Or

Option 2

Apply a two way split of 35% in the North of the borough and 40% in the south based on up to date Housing Market Needs Assessment data.

Commentary

This reflects the split identified within the Housing Market Needs Assessment and could assist the area of greater need, the south of the borough, albeit on a broad basis.

Or

Option 3

Continue to apply the current five-way split for contributions ranging from 30 - 40% based on up to date Housing Market Needs Assessment data.

Commentary

Whilst this would split the borough into different geographical areas from those used in the Housing Market Needs Assessment, it would provide continuity of approach and would allow for sub-areas in greater need to be targeted.

Or

Option 4

Negotiate a target between 30% and 40% depending on the different circumstances of individual applications, for example schemes in Priority Regeneration Areas.

Commentary

This option could give developers an incentive to deliver schemes within the areas of highest deprivation but it may also result in less schemes being provided in areas with higher property values where there is an even greater gap between incomes and house prices. It could therefore result in a less even split of affordable units across the borough. However, the requirement for a greater percentage of affordable housing outside Priority Regeneration Areas may help to offset any imbalance.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

TE Telecommunications

Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for the new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impact.

Please indicate what issues you think the council should consider in seeking to facilitate new telecommunications infrastructure?

PO Planning Obligations

PO1 The Use of Planning Contributions to Improve the Quality of Life in Trafford

The use of planning contributions or “obligations” can provide mitigating measures to alleviate the impact of development and make a positive contribution to the quality of life in Trafford. At present we collect contributions via supplementary planning documents for the following:

- The Red Rose Forest
- Affordable Housing
- Informal/Children’s Play Space and Outdoor Sports Facilities
- Highways and Public Transport Schemes

THE TRAFFORD CORE STRATEGY

We believe it is time to consider if there are any additional matters that it would be appropriate for us to seek contributions towards, these could include:

1. Public Realm improvements;
2. Public Art;
3. Nature conservation improvement measures;
4. Historic building and area conservation measures;
5. New or improved social and community facilities;
6. New or improved waste minimisation and recycling initiatives and services;
7. New and improved education services, including the extended school initiative;
8. New and improved health facilities/resources;
9. New and improved visitor facilities;
10. Town centre management initiatives;
11. Community safety initiatives;
12. Contribution to the cost of a dedicated officer to deal with planning contributions;
13. Carbon off-setting as a means of investment to improve existing settlements and in adapting them, to be better able to deal with climate change.

Please indicate which of the above benefits you would like to see contributions being collected towards via suitable supplementary planning guidance.

Please also tell us if there are any additional benefits that you would like us to consider seeking contributions towards.

2. Core Policies for Trafford

The Core Strategy will include a number of Core Policies to guide future development, the broad policy areas are set out below:

Housing

It is proposed that these policies will identify sufficient land to meet the housing requirements set out in the Regional Spatial Strategy for the North West. The release of residential land will need to be managed and phased in order to ensure that there is not a position of under or over supply during the Plan period.

Retail

It is proposed that these policies will set the local hierarchy for retail provision within Trafford and set the local policy framework against which new retail proposals will be assessed.

Sustainable Economy

It is proposed that these policies will identify an appropriate distribution of employment land, taking account of sustainable location and suitability of the use to its surrounding environment, resulting in sufficient land being identified for the future needs of Trafford's economy. Provision will be made for business start-up, new knowledge based industries and for the efficient operation and/or expansion of established companies.

Mixed Use Development/ Integrated Communities

It is considered that mixed use development can assist in the provision of sustainable, inclusive and integrated communities. Enabling the provision of a mixture of residential, employment and retail developments can help to meet the needs of different community sectors for example families, older people and Black and Minority Ethnic communities and reducing the need to travel.

Regeneration and Deprivation

It is considered that by continuing to identify areas of the borough that suffer deprivation and that are in need of regeneration these areas can be targeted for new development and regeneration. In so doing, these issues can be reduced and improvements can be achieved thus reducing inequalities and ultimately providing a quality environment for all. As well as areas, properties and public spaces which are void should also be targeted for development as a priority across the borough.

Crime

It is proposed that this policy should seek to ensure that new development incorporates, within its design and location, measures to reduce crime and the fear of crime.

Healthy Communities

It is proposed that by encouraging developments to provide facilities for sports and recreation it will enable the active use of environments within and surrounding the development. This should encourage active lifestyles including walking and cycling.

Accessibility

It is proposed that all development should provide safe and user friendly access to meet the needs of all users in respect of disability, age and gender.

Culture and Tourism

It is proposed that development which provides both residents and visitors with opportunities to enjoy an enhanced cultural experience through the provision of accommodation and facilities will be encouraged.

Neighbourhood Harmony

It is proposed that policies will be required to ensure that development is appropriate within neighbourhoods thereby reducing potential conflicts between neighbouring uses and to provide for a balance of needs within the community in terms of amenity and community facilities.

Pollution

It is considered necessary to produce policies to deliver on air quality improvements by implementing the Air Quality Action Plan; regenerating contaminated land so that it becomes "suitable for use"; and assisting industrial processes and businesses with process and emissions improvements. In addition, comprehensive policies will be developed for protecting health and safeguarding the existing urban environment against pollution, ensuring that new developments provide for appropriate mitigation against the adverse impact of noise, air, ground, water, and light pollution.

Natural Environment

It is proposed that policies will be created to seek to protect, enrich and extend the borough's landscapes, habitats and species for future generations. These will include identifying opportunities to enhance the biodiversity, water and geological assets of the borough and providing linkages through an ecological framework to ensure effective management for future sustainability.

Green Infrastructure

It is proposed to seek to conserve, improve, develop and sustain a network of multi functional green and open spaces throughout the borough in order to enhance quality of life; promote healthy lifestyles; protect wildlife; provide an attractive image for the borough; foster economic growth and offer communities a wide variety of recreational options and experiences. This network of green and open spaces will include public parks, playing fields, woodlands, nature reserves, river valleys and canal corridors.

Agriculture

Agricultural viability needs to be maintained, including provision for appropriate diversification activities.

Do you agree that Core Policies should be created for these policy areas?

Yes / No

Please give specifics as appropriate

.....

Are additional policy areas that should be covered within the Core Strategy?

Yes / No

Please give details

.....

**Development Management and Core Policies
Issues and Options Questionnaire – November 2007**

1. Development Management Policy Options

SBE1 Design and Construction

Option 1

Should developers be encouraged to use the national Code for Sustainable Homes as a means to promote minimum standards for all development in Trafford not just houses?

Yes/No

Option 2

Should more locally distinctive guidance be developed to promote sustainable buildings in Trafford?

Yes/No

If yes what locally distinctive characteristics should be incorporated?

.....

SBE2 Conservation

Option 1

Retain a similar policy to that within the adopted UDP, with the protection of listed conservation areas, listed buildings, ancient monuments and historic landscapes, parks and gardens.

Option 2

Take account of the results of the Greater Manchester-wide Historic Landscape Characterisation Project to establish a broader view of local distinctiveness and its enhancement to develop not only conservation areas but also appropriate management guidelines across the borough.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

SBE3 Sustainable Water Management

Water Consumption

Do you agree that the Council should seek to reduce water consumption in new development?

Yes / No

If yes, should this apply to all new development?

Yes / No

Surface Water Runoff

Should the Council seek to reduce surface water runoff and, by the use of mitigation measures such as sustainable drainage systems, green roofs, rainwater harvesting and storage, manage the risk of flooding in new developments?

Yes / No

If yes, what other mitigation measures should be employed?

.....

Please indicate Yes or No to the above questions.

Please also tell us if there are any additional issues that you would like us to consider on sustainable water management.

SBE4 Renewable Energy

Option1

All new buildings including single houses to reduce carbon emissions by 10% using renewable sources of energy.

All large development to reduce carbon emissions by 10% using renewable energy sources from now to 2010, 15% from 2010 to 2015 and 20% from 2015 to 2020.

Option 2

Only large development to reduce carbon emissions by 15% by using renewable energy sources from now to 2015 and 20% from 2015 to 2020.

Option 3

Only large development to reduce carbon emissions by 10% by using renewable energy sources from now to 2015, 15% from now to 2015 and 20% from 2015 to 2020.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

AT Accessible, Integrated Sustainable Transport

Option 1

The Council should adopt fixed maximum standards and apply them universally across the borough.

Option 2

The Council should apply a range of standards depending on the circumstances of the development. For example by having lower standards in areas that have good access to facilities such as in town centres or along public transport corridors incentives such as public transport passes could be bought by developers for new residents in lieu of providing car parking spaces.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

CG1 Waste

Option 1

Identify broad principles to be followed in guiding waste management in Trafford, including the following criteria:-

- i. the need for Trafford to make an appropriate contribution towards the maintenance at all times of sufficient provision of waste management facilities within Greater Manchester;
- ii. the need to promote the waste hierarchy, including encouraging recycling of waste, thereby reducing the use of limited natural resources and minimizing the need for use of scarce landfill sites;
- iii. the impact of waste management proposals on the physical environment;
- iv. the impact of waste management proposals on local communities;
- v. the impact of waste management proposals on existing or proposed development;
- vi. the need to ensure sustainable transport of waste.

Option 2

Set out detailed criteria to guide waste management in Trafford, including those that will be used in assessing proposals for waste development.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

CG2 Minerals

Option 1

Identify areas for safeguarding minerals and minerals infrastructure and broad criteria that will be used in assessing proposals for minerals development.

Option 2

Identify areas for safeguarding minerals, Areas of Search for extraction and sites for minerals infrastructure together with detailed criteria that will be used in assessing proposals for minerals development.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

QH1 House Type

Option 1

Ensure that where possible new residential development conforms to lifetime housing.

Option 2

Identify specific development sites for particular physical, health and cultural needs.

Option 3

Aim to meet the demand for family homes.

Option 4

Encourage the continued development of high density 1 and 2 bedroom apartments in and adjacent to town and district centres.

Option 5

Allow the market to determine the type of residential units on individual sites.

Option 6

Require all sites above a threshold to incorporate a range of house types and sizes.

Please indicate which of the above you consider would help to meet the future housing needs of the Borough.

Do you consider that there are any other ways in which new housing can address changing household requirements?

QH2 Affordable Housing

Option 1

Apply a standard target contribution across the borough of 40% based on up to date housing market needs assessment data.

Option 2

Apply a two way split of 35% in the North of the borough and 40% in the south based on up to date Housing Market Needs Assessment data.

Option 3

Continue to apply the current five-way split for contributions ranging from 30 - 40% based on up to date Housing Market Needs Assessment data.

Option 4

Negotiate a target between 30% and 40% depending on the different circumstances of individual applications, for example schemes in Priority Regeneration Areas.

Which option do you prefer?

Or is there another option that you think we should consider?

If so what would it be and why?

TE Telecommunications

Please indicate what issues you think the council should consider in seeking to facilitate new telecommunications infrastructure?

PO1 The Use of Planning Contributions to Improve the Quality of Life in Trafford

We believe it is time to consider if there are any additional matters that it would be appropriate for us to seek contributions towards, these could include:

1. Public Realm improvements;
2. Public Art;
3. Nature conservation improvement measures;
4. Historic building and area conservation measures;
5. New or improved social and community facilities;
6. New or improved waste minimisation and recycling initiatives and services;
7. New and improved education services, including the extended school initiative;
8. New and improved health facilities/resources;
9. New and improved visitor facilities;
10. Town centre management initiatives;
11. Community safety initiatives;
12. Contribution to the cost of a dedicated officer to deal with planning contributions;
13. Carbon off-setting as a means of investment to improve existing settlements and in adapting them, to be better able to deal with climate change.

Please indicate which of the above benefits you would like to see contributions being collected towards via suitable supplementary planning documents.

Please also tell us if there are any additional benefits that you would like us to consider seeking contributions towards.

2. Core Policies for Trafford

- Housing
- Retail
- Sustainable Economy
- Mixed Use Development/ Integrated Communities
- Regeneration and Deprivation
- Crime
- Healthy Communities
- Accessibility
- Culture and Tourism
- Neighbourhood Harmony

THE TRAFFORD CORE STRATEGY

- Pollution
- Natural Environment
- Green Infrastructure
- Agriculture

Do you agree that Core Policies should be created for these policy areas?

Yes / No

Please give specifics as appropriate

.....

Are there additional policy areas that should be covered within the Core Strategy?

Yes / No

Please give details

.....

About yourself

Name: _____

Organisation: _____

Address: _____

_____ **Postcode:** _____

Telephone: _____

Fax: _____

Email: _____

Please return to the LDF Team at:
Strategic Planning and Developments, Waterside House, Sale Waterside, Sale, M33 7ZF

Or return online at: www.trafford.gov.uk

No later than 26th November 2007

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.