



TRAFFORD
COUNCIL

**Further changes in response to draft
National Planning Policy Framework for the
Trafford Core Strategy**

15 September 2011

Introduction

The Council has taken the opportunity to review and reflect on the proposals set out in the Government's consultation draft NPPF and set out their response to the Inspector's Note 7 in CD 12.97.14. Whilst the NPPF is still a draft, and therefore subject to potential amendment, it gives a clear indication of the Government's 'direction of travel' in planning policy. As such the Council has set out below the subsequential changes required to bring the Trafford Core Strategy in line with draft NPPF.

Suggested change reference	Publication text reference	Publication text (September 2010)	Proposed text ref	Suggested changes	Reason for change
300.58	8.10	The Strategic Locations and other development areas have been subject, firstly to a sequential test and, secondly, where necessary, to an exceptions test, as required by PPS25 on Flood Risk.	8.10	The Strategic Locations and other development areas have been subject, firstly to a sequential test and, secondly, where necessary, to an exceptions test, as required by PPS25 national guidance on Flood Risk.	Change of text in line with Draft NPPF.
300.59	SL1.7	Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.	SL1.7	Uses classified in PPS25 national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.	Change of text in line with Draft NPPF.
300.60	8.26	The Trafford Other Main Town Centre Uses Study (2009) concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e.	8.26	The Trafford Other Main Town Centre Uses Study (2009) concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e national guidance .	Change of text in line with Draft NPPF.
300.61	8.30	The Sequential Testing of the Strategic Locations, which was undertaken in accordance with PPS25 in March 2010 , does did not identify Pomona Island as a preferred location for residential development.	8.30	The Sequential Testing of the Strategic Locations, which was undertaken in accordance with PPS25 national guidance in March 2010 , does did not identify Pomona Island as a preferred location for residential development.	Change of text in line with Draft NPPF.

300.62	SL2.4 Bullet point 5	<u>Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	SL2.4 Bullet point 5	<u>Uses classified in PPS25 national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	Change of text in line with Draft NPPF.
300.63	8.40	Office development in this area is consistent with the Trafford Other Main Town Centre Uses Study which concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e.	8.40	Office development in this area is consistent with the Trafford Other Main Town Centre Uses Study which concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e <u>national guidance</u> .	Change of text in line with Draft NPPF.
300.64	SL4.4 Bullet point 3	Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	SL4.4 Bullet point 3	Uses classified in PPS25 <u>national guidance</u> as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	Change of text in line with Draft NPPF.
300.65	SL5.4 Bullet point 1	Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	SL5.4 Bullet point 1	Uses classified in PPS25 <u>national guidance</u> as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	Change of text in line with Draft NPPF.

300.66	10.2	PPS1, PPS3, PPG13, PPS25 provide the guiding principles for the location of new residential development and will be used in conjunction with this policy in determining applications for development.	10.2	PPS1, PPS3, PPG13, PPS25 National guidance provides the guiding principles for the location of new residential development and will be used in conjunction with this policy in determining applications for development.	Change of text in line with Draft NPPF.
300.67	10.10	The main outcome of the SFRA and associated Sequential Testing of the Strategic Locations, undertaken in accordance with PPS25, is that Pomona Island is not a preferred location for residential development. For this reason, neither this Policy nor Policy SL1 makes an allowance for this location to contribute towards the Council's housing land target, above what has already been permitted by way of the outstanding full planning permission for 546 residential units on part of Pomona which does not expire until May 2012.	10.10	The main outcome of the SFRA and associated Sequential Testing of the Strategic Locations, undertaken in accordance with PPS25 national guidance , is that Pomona Island is not a preferred location for residential development. For this reason, neither this Policy nor Policy SL1 makes an allowance for this location to contribute towards the Council's housing land target, above what has already been permitted by way of the outstanding full planning permission for 546 residential units on part of Pomona which does not expire until May 2012.	Change of text in line with Draft NPPF.
300.68	11.2	This Policy seeks to support the delivery of a balanced "housing offer" – providing the right quality and type of housing in the right places in line with PPS3 and taking account of the findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester	11.2	This Policy seeks to support the delivery of a balanced "housing offer" – providing the right quality and type of housing in the right places in line with PPS3 national guidance and taking account of the findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester	Change of text in line with Draft NPPF.

		Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).		Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).	
300.69	11.19	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and “moderate” market locations.	11.19	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 national guidance minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and “moderate” market locations.	Change of text in line with Draft NPPF.
300.70	L3.4 Bullet point 8	Developers will be required to locate uses classified in PPS25 as being ‘more vulnerable’ to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 unless the relevant policy test set out within PPS25 can be met.	L3.4 Bullet point 8	Developers will be required to locate uses classified in PPS25 national guidance as being ‘more vulnerable’ to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 unless the relevant policy test set out within PPS25 national guidance can be met.	Change of text in line with Draft NPPF.
300.71	L3.5 Bullet point 3	Locate vulnerable uses such as those identified in PPS25 outside of the areas identified as Flood Zone 3 unless the relevant policy test set out within PPS25 can be met.	L3.5 Bullet point 3	Locate vulnerable uses such as those identified in PPS25 national guidance outside of the areas identified as Flood Zone 3 unless the relevant policy test set out within PPS25 national guidance can be met.	Change of text in line with Draft NPPF.

300.72	13.2	PPG13 seeks to integrate planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices both for carrying people and for moving freight.	13.2	PPG13 National guidance seeks to integrate planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices both for carrying people and for moving freight.	Change of text in line with Draft NPPF.
300.73	13.18	The promotion of the Manchester Ship Canal as a sustainable transport route is consistent with PPG13 regarding the protection, improvement and development of the water transport network.	13.18	The promotion of the Manchester Ship Canal as a sustainable transport route is consistent with PPG13 national guidance regarding the protection, improvement and development of the water transport network.	Change of text in line with Draft NPPF.
300.74	13.20	Proposals for developments which are likely to have a significant transport impact (as defined in PPG13) will be required to include a Transport Assessment	13.20	Proposals for developments which are likely to have a significant transport impact (as defined in PPG13 national guidance) will be required to include a Transport Assessment	Change of text in line with Draft NPPF.
300.75	13.22	National parking guidance and policy is currently provided in PPS11, PPG13 and PPS3.	13.22	National parking guidance and policy is currently provided in PPS11, PPG13 and PPS3 national guidance .	Change of text in line with Draft NPPF.
300.76	14.4	The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. The Supplement to PPS1 sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.	14.4	The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. The Supplement to PPS1 National guidance sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.	Change of text in line with Draft NPPF.

300.77	14.16	PPS1 states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution.	14.16	PPS1 National guidance states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution.	Change of text in line with Draft NPPF.
300.78	16.2	High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in PPS1.	16.2	High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in PPS1 national guidance .	Change of text in line with Draft NPPF.
300.79	16.5	To ensure minimal impact on the surrounding amenity of the area as detailed in PPS1 and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:	16.5	To ensure minimal impact on the surrounding amenity of the area as detailed in PPS1 national guidance and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:	Change of text in line with Draft NPPF.
300.80	16.6	In accordance with PPS 1 the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.	16.6	In accordance with PPS 1 national guidance , the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.	Change of text in line with Draft NPPF.
300.81	16.7	As detailed in PPS 1 and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced the	16.7	As detailed in PPS 1 national guidance and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced the	Change of text in line with Draft NPPF.

		potential for crime.		potential for crime.	
300.82	W2.14	Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4.	W2.14	Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4 national guidance .	Change of text in line with Draft NPPF.
300.83	19.3	Where development is proposed outside of the identified centres, the Government Guidance expressed currently in PPS4, is clear that the development must be considered against the tests and policies set out in this statement.	19.3	Where development is proposed outside of the identified centres, the Government Guidance expressed currently in PPS4 national guidance , is clear that the development must be considered against the tests and policies set out in this statement.	Change of text in line with Draft NPPF.
300.84	21.2	The importance of protecting the historic environment is recognised in national and regional planning policy. PPS5 and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.	21.2	The importance of protecting the historic environment is recognised in national and regional planning policy. PPS5 National guidance and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.	Change of text in line with Draft NPPF.
300.85	21.3	The following circulars should be read in conjunction with PPS5:	21.3	The following circulars should be read in conjunction with PPS5—national guidance :	Change of text in line with Draft NPPF.
300.86	21.5	Planning Policy Statement 5 'Planning for the 'Historic Environment' replaces PPG15 and PPG16. PPS5 sets out a holistic approach to the management of	21.5	Planning Policy Statement 5 'Planning for the 'Historic Environment' replaces PPG15 and PPG16. PPS5 National guidance sets out a holistic approach to the management of the historic	Change of text in line with Draft NPPF.

		the historic environment and heritage assets through the planning system. It comprises 12 key policies, supported by the PPS5 Historic Environment Planning Practice Guide produced by English Heritage.		environment and heritage assets through the planning system. It comprises 12 key policies, supported by the PPS5 Historic Environment Planning Practice Guide produced by English Heritage national guidance .	
300.87	21.9	The Draft Heritage Protection Bill December 2008 states there will be a requirement PPS5 makes clear the importance for Local Authorities to provide Historic Environmental Records.	21.9	The Draft Heritage Protection Bill December 2008 states there will be a requirement PPS5 national guidance makes clear the importance for Local Authorities to provide Historic Environmental Records.	Change of text in line with Draft NPPF.
300.88	21.25	Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with PPS5 local communities should have access to their local heritage evidence base.	21.25	Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with PPS5 national guidance local communities should have access to their local heritage evidence base.	Change of text in line with Draft NPPF.
300.89	22.3	National planning policy on the natural environment is set out in PPS9 and its accompanying guide and this seeks to ensure that biological and geological diversity are conserved and enhanced as part of sustainable development. PPS1 states Planning Authorities should enhance the environment as part of development proposals	22.3	National planning policy on the natural environment is set out in PPS9 national guidance and its accompanying guide and this seeks to ensure that biological and geological diversity are conserved and enhanced as part of sustainable development. PPS1 National guidance states Planning Authorities should enhance the environment as part of	Change of text in line with Draft NPPF.

		and policies should protect the wider countryside and the impact of development on landscape quality.		development proposals and policies should protect the wider countryside and the impact of development on landscape quality.	
300.90	23.4	The importance of GI cuts across many strategies. It is identified as 1 of 4 key elements of quality of place in the Government Strategy “World Class Places” (May 2009). PPS 1 Supplement also advocates the value of GI green infrastructure to “—urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity and PPS9 highlights the importance of establishing networks of natural habitats.	23.4	The importance of GI cuts across many strategies. It is identified as 1 of 4 key elements of quality of place in the Government Strategy “World Class Places” (May 2009). PPS—1 Supplement national guidance also advocates the value of GI green infrastructure to “—urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity and PPS9 national guidance highlights the importance of establishing networks of natural habitats.	Change of text in line with Draft NPPF.
300.91	R4.2	New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in PPG2, where the proposal does not prejudice the primary purposes of the Green Belt set out in PPG2 by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.	R4.2	New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in PPG2 national guidance , where the proposal does not prejudice the primary purposes of the Green Belt set out in PPG2 national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.	Change of text in line with Draft NPPF.
300.92	24.2	Within the Green Belt, development will be restricted to	24.2	Within the Green Belt, development will be restricted to those uses that are	Change of text in line with Draft NPPF.

		those uses that are deemed appropriate in the context of PPG2 and which maintain openness.		deemed appropriate in the context of PPG2 national guidance and which maintain openness.	
300.93	24.5	National Green Belt planning policy guidance PPG2 describes the purpose of including land within the Green Belt, the objectives for the use of land in the Green Belt, defines appropriate and inappropriate development in the Green Belt, and advises on defining Green Belt boundaries for the long term and on safeguarding land to meet future development needs.	24.5	National planning guidance covering Green Belt planning policy guidance PPG2 describes the purpose of including land within the Green Belt, the objectives for the use of land in the Green Belt, defines appropriate and inappropriate development in the Green Belt, and advises on defining Green Belt boundaries for the long term and on safeguarding land to meet future development needs.	Change of text in line with Draft NPPF.
300.94	24.6	This Core Strategy Policy sets out strict control of development in the open countryside areas. For the avoidance of any doubt no new building other than that within the first three categories of appropriate development listed in paragraph 3.4 of PPG2 will be allowed in the “washed over” village settlements of Dunham Town, Dunham Woodhouses and Warburton.	24.6	This Core Strategy Policy sets out strict control of development in the open countryside areas. For the avoidance of any doubt no new building other than that within the first three categories of appropriate development listed in paragraph 3.4 of PPG2 covered by national guidance will be allowed in the “washed over” village settlements of Dunham Town, Dunham Woodhouses and Warburton.	Change of text in line with Draft NPPF.
300.95	24.7	In relation to the “washed over” village settlements of Warburton, Dunham Town and Dunham Woodhouses, parts of all three of which are designated as Conservation Areas, the Council	24.7	In relation to the “washed over” village settlements of Warburton, Dunham Town and Dunham Woodhouses, parts of all three of which are designated as Conservation Areas, the Council considers that the scope	Change of text in line with Draft NPPF.

		considers that the scope for further in-filling development is effectively exhausted and that further development, other than in the very limited circumstances prescribed in paragraphs 2.11 and 3.4 of PPG2, would adversely affect the character of these settlements.		for further in-filling development is effectively exhausted and that further development, other than in the very limited circumstances prescribed in paragraphs 2.11 and 3.4 of PPG2 , would adversely affect the character of these settlements.	
300.96	24.8	Supplementary Planning Documents will set out specific criteria in relation to new residential development, conversion of buildings and house extensions in the Green Belt. Planning applications on land within the Green Belt will more relevantly to be determined in accordance with PPG2, PPS4, and SPDs.	24.8	Supplementary Planning Documents will set out specific criteria in relation to new residential development, conversion of buildings and house extensions in the Green Belt. Planning applications on land within the Green Belt will more relevantly to be determined in accordance with PPG2, PPS4, and SPDs.	Change of text in line with Draft NPPF.
300.97	24.9	Guidance such as PPG2 states that Green Belt boundaries in development plans should be altered only exceptionally. The Regional Planning Body (4NW) has the ability to determine whether a proposed alteration to Green Belt is a local detailed boundary change and can therefore be determined through the LDF process. During the preparation of the Core Strategy 4NW has confirmed that the proposed alteration to the Green Belt at Davenport Green can	24.9	Guidance such as PPG2 states that Green Belt boundaries in development plans should be altered only exceptionally. The Regional Planning Body (4NW) has the ability to determine whether a proposed alteration to Green Belt is a local detailed boundary change and can therefore be determined through the LDF process. During the preparation of the Core Strategy 4NW has confirmed that the proposed alteration to the Green Belt at Davenport Green can be considered by way of the	Change of text in line with Draft NPPF.

		be considered by way of the Trafford Core Strategy.		Trafford Core Strategy.	
300.98	24.11	<u>PPG2 states that Green Belt boundaries in development plans should be altered only exceptionally and should not normally be needed to be altered at the end of the plan period.</u>	24.11	<u>PPG2 National guidance states that Green Belt boundaries in development plans should be altered only exceptionally and should not normally be needed to be altered at the end of the plan period.</u>	Change of text in line with Draft NPPF.
300.99	24.14	<u>The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with PPS4 and will therefore ensure that such a proposal will not undermine sub regional priorities.</u>	24.14	<u>The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with PPS4 national guidance and will therefore ensure that such a proposal will not undermine sub regional priorities.</u>	Change of text in line with Draft NPPF.
300.100	24.16	PS7 sets out the general guiding principles for sustainable development within rural areas and recognises that the presence of a successful agricultural economy can be essential to the sustainability of these communities	24.16	PS7 <u>National guidance</u> sets out the general guiding principles for sustainable development within rural areas and recognises that the presence of a successful agricultural economy can be essential to the sustainability of these communities	Change of text in line with Draft NPPF.
300.101	24.17	Therefore where agriculture in Trafford takes place within the Green Belt any appropriate agricultural diversification will be determined in line with PPG2.	24.17	Therefore where agriculture in Trafford takes place within the Green Belt any appropriate agricultural diversification will be determined in line with PPG2. <u>national guidance.</u>	Change of text in line with Draft NPPF.
300.102	24.19	Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with such as PPG2,	24.19	Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with <u>national guidance</u> such as PPG2,	

		PPS7 and SPDs, where relevant.		PPS7 and SPDs, where relevant.	
300.103	25.2	In accordance with PPG17 - Planning for Open space, Sport and Recreation, Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.	25.2	In accordance with PPG17 Planning for Open space, Sport and Recreation, national guidance Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.	Change of text in line with Draft NPPF.
300.104	25.16	PPG 17 Annex states "every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard."	25.16	PPG 17 Annex states "every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard."	Change of text in line with Draft NPPF.
300.105	25.18	An unacceptable loss of open space, sport or recreation facilities is deemed to be that which leads to a loss in quantity which could not be replaced with an area of equivalent or better quality in a suitable location to meet present and predicted future demand. More detailed explanation is detailed in paragraphs 13 and 15 of Planning	25.18	An unacceptable loss of open space, sport or recreation facilities is deemed to be that which leads to a loss in quantity which could not be replaced with an area of equivalent or better quality in a suitable location to meet present and predicted future demand. More detailed explanation is detailed in paragraphs 13 and 15 of Planning Guidance PPG 17.	Change of text in line with Draft NPPF.

		Guidance PPG 17.			
300.106	26.3	In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in PPS4: Planning for Sustainable Economic Growth and the Good Practice Guide on Planning for Tourism	26.3	In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in PPS4: Planning for Sustainable Economic Growth and the Good Practice Guide on Planning for Tourism national guidance .	Change of text in line with Draft NPPF.
300.107	27.12	Regular liaison meetings take place with the Environment Agency (EA) to identify and ensure that any flood risk issues which could affect the delivery strategy are addressed. Mitigation measures required to support the delivery strategy will be identified and prioritised in partnership with the EA and developers, to address the outputs of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment and the requirements of PPS25.	27.12	Regular liaison meetings take place with the Environment Agency (EA) to identify and ensure that any flood risk issues which could affect the delivery strategy are addressed. Mitigation measures required to support the delivery strategy will be identified and prioritised in partnership with the EA and developers, to address the outputs of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment and the requirements of PPS25 national guidance .	Change of text in line with Draft NPPF.