



**TRAFFORD**  
COUNCIL

**Further Changes to Policy R4 proposed  
during Hearing Session 4 part 2**

**29<sup>th</sup> September 2011**

## Introduction

Subsequent to issuing CD12.100.1, in which the Council responded to representations raised by Royal London Asset Management (RLAM) and the Highways Agency, the Council is now in a position to present to the Examination a series of further changes to Policy R4 having considered the discussions with RLAM on the 28/29<sup>th</sup> September 2011 and the suggested changes made by CPRE during the hearing session on the 29<sup>th</sup> September 2011.

These incorporate both those changes consulted upon in July 2011 through CD12.95 and those that were proposed in response to the draft NPPF (CD12.98.1, 12.98.2, and 12.98.3) as well as in 12.100.1. They should also be considered in conjunction with CD12.103.1 which proposes changes to Policy W1.

In summary, these changes are necessary to provide clarity about the definition of Davenport Green as Countryside outside of the Green Belt in order to ensure the plan retains sufficient flexibility to respond to changes in economic circumstances and the Government's Planning for Growth agenda. Although these changes are not as a result NPPF, the Council does not think that they would be contrary to NPPF. Changes have also been made to ensure that the policy does not repeat government guidance.

The Council does not consider that the changes presented in this document would alter the overall thrust of the Council's policy position. It does not therefore consider that, should these further revisions to the Plan be accepted by the Inspector, there would be significant procedural implications following the completion of the Examination Hearing sessions on the 28th, 29th and 30th September.

These proposed changes will be added to the Schedule of Proposed Changes (CD 12.4) at S300.117 and will partly supersede S300.56 and S300.109. These proposed changes will not supersede those included in S.300.108, S.300.110 and S300.114.

In addition, the Council has made a suggested change to the highlighting of the land at Davenport Green on the Proposals Map, following discussion with RLAM. This change will be added to the Schedule of Proposed Changes (CD 12.4) at S300.118 and will supersede S300.115.

As a result of these changes, a consequential change to the Key Diagram is required, as set out in this document as Suggested Change S300.119.

For the avoidance of doubt the Council is not proposing any further amendments to the Policy in light of the changes proposed at the Hearing session on 29<sup>th</sup> September, by the CPRE.

## R4 - GREEN BELT, COUNTRYSIDE AND OTHER PROTECTED OPEN LAND

24.1 Approximately two fifths of Trafford is countryside, which is under continued pressure from a wide variety of development uses. Green Belt land, Countryside and Protected Open Land serve the important purposes of preventing urban sprawl, controlling development pressures to preserve the open character of the countryside and to assist in urban regeneration.

### **POLICY R4: GREEN BELT, COUNTRYSIDE AND OTHER PROTECTED OPEN LAND**

#### **Green Belt**

R4.1 The Council will continue to protect the Green Belt from inappropriate development.

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 national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.

#### **Countryside Land outside the Green Belt at Davenport Green**

R4.3 The Council will protect the land at Davenport Green as detailed in Appendix 2 from development unless it can be demonstrated that it is required for proposals for development of the land will deliver an exemplar, very high quality, sustainable B1 business/office employment related development which satisfies the criteria set out in Policy R4.4.

R4.4 Development on this land will only be permitted where it can be demonstrated that:

- There—It is needed a need to support approved development proposals at of Airport City or for a medipark at the University Hospital South Manchester (the MediPark) or that a need has been generated by a significant change to the economic context of the region as a result of either the growth of Airport City or the MediPark;
- The opportunity will deliver substantial new investment and employment to the sub-region;
- It is in accordance with national guidance;
- There is a comprehensive scheme for the development of the whole site;

- It would contribute significantly to the Plan's objectives, including the sustainable economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3;
- The site will be accessible by a range of alternative modes other than the private car; and
- The 99ha of land surrounding the development site will be protected, enhanced and managed for ecological interest, recreational access and farming as a rural park.
- It is in accordance with ~~all~~ other relevant policies in the Development Plan for Trafford;

### **Agricultural Land**

R4.5 The Council will protect existing agricultural land as an important resource for Trafford's local economy. In particular, the Council will seek to protect the Borough's:

- (a) Richest soils located south of Carrington Moss (Settled Sandlands) for agricultural purposes, and
- (b) Pastural landscape located within the Timperley Wedge for agriculture and recreational purposes.

R4.6 In order to support Trafford's agricultural community, the Council will consider appropriate farm diversification proposals where it can be demonstrated that the proposal would not:

- (a) Replace the existing agricultural use;
- (b) Have a detrimental impact on the existing ecology and landscape of the area; and,
- (c) Be contrary to Government Guidance or other policies within this Plan.

### **Other Protected Open Land**

R4.7 The Council will protect the following areas of open land (that are not included within the Green Belt) from development:

- (a) Land in Warburton (immediately to the south of Partington), and,
- (b) Land south of Shell, Carrington.

R4.8 Development on this land will only be permitted where it is:

- (a) Required in connection with agriculture or forestry; or
- (b) Proposed for agricultural diversification in accordance with national guidance and other Policies in the Development Plan for Trafford; and,
- (c) Would not prejudice the future use of the land.

## **Implementation**

### **Implementation Mechanisms**

Agricultural development and development in the Green Belt will be managed and controlled through the planning application decision making process.

The Green Belt, Countryside, other protected open land and agricultural land will be implemented through the appropriate allocation of land in the Land Allocations DPD.

### **Delivery Agent**

This will be through the public sector.

### **Timescales**

This will be ongoing throughout the Plan period.

### **Funding**

N/A

## **Justification**

- 24.2 Within the Green Belt, development will be restricted to those uses that are deemed appropriate in the context of national guidance and which maintain openness. For all other types of development it will be necessary for the applicant to demonstrate very special circumstances to warrant the granting of any planning permission for development.
- 24.3 The main purpose of the Green Belt in Trafford is to keep land open and free from development to maintain the character and identity of individual settlements and to enhance the environmental and recreational value of the countryside.
- 24.4 This Policy will assist the Council in its aim to create sustainable communities by concentrating new development in urban areas particularly the regional centre and inner area and town centres.
- 24.5 National planning guidance covering Green Belt 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.
- 24.6 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 covered by National guidance will be allowed in the “washed over” village settlements of Dunham Town, Dunham Woodhouses and Warburton.

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 for further in-filling development is effectively exhausted and that further development, other than in the very limited circumstances, would adversely affect the character of these settlements.

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.

### Countryside Land outside the Green Belt at Davenport Green

~~24.9 The land at Davenport Green was removed from the Green Belt by way of the 1996 Trafford Unitary Development Plan (UDP). It was removed to enable a scheme of sub-regional significance to deliver a strategic high-amenity employment site of 36.4 Ha.~~

~~24.10 The UDP Inspector was clear that the site fulfilled the first 3 purposes of the Green Belt as set out in PPG2 and that the proposed development of the site would cause significant harm to those purposes. The exceptional circumstances required to be demonstrated under para 2.7 (of PPG2) in order to justify the removal of land from the Green Belt existed only in respect of this very specific development proposal that the inspector considered met a particular economic need that was not able to be met on alternative sites. Although outline planning approval was granted for half of the site in accordance with the UDP, detailed proposals were never submitted and the outline consent has now lapsed. Since that time it is now clear that there is no realistic prospect of this development going ahead.~~

24.9 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. National guidance details that Safeguarded land can be identified in order to meet long term development needs stretching well beyond the plan period.

24.10 The Council will support the development of ~~has identified that the land at Davenport Green may be required for development~~ in the circumstances outlined in this Policy. These proposals could come forward in the Plan period therefore it is not appropriate to consider designating the land as Safeguarded land but protection against development is required until such time as proposals emerge which satisfy all criteria of Policy R4.4. This is due to the uncertainty/fluidity which exists at the date of the Plan in relation to the development of Airport City or the MediPark proposals at the University Hospital South Manchester. Davenport Green is well positioned to support such development, however the timing of any such support has not yet been determined.

24.11 By protecting the land as Countryside the Council is maintaining its approach to delivering a balance of growth and regeneration which is consistent with the

thrust of the Government's "Plan for Growth" document and the duty incumbent upon local planning authorities to work with developers.

24.12 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.

24.13 It is recognised that there are areas of countryside around urban areas that are highly valued locally, are important to those who live in nearby urban areas and provide the nearest and accessible countryside for those urban residents. Accordingly, any development meeting the criteria of Policy R4.4 will also be required to deliver concurrently the existing proposal for a 99 ha rural park to protect, enhance and manage the land surrounding the development site for ecological interest, recreational access and farming.

24.14 Consistent with all other Policies there is a requirement for development at Davenport Green to be in accordance with all other relevant policies in the Plan. Amongst other matters, this will ensure that the need for and scale of any contribution towards infrastructure schemes to mitigate either the individual or cumulative impact of development is identified and agreed by the Council and its partners.

### **Agricultural Land**

24.15 **PPS7** National guidance 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. In order to ensure the long term economic viability of agriculture in Trafford, the Council also recognises the role that appropriate agricultural diversification can play within this Policy.

24.16 However, the sub division of agricultural land into smaller plots can cause problems. It can create an eyesore which detracts from the openness of the countryside, and when plots are sold and no longer in agricultural use this can lead to neglect, with owners being hard to trace. Furthermore, the subdivision of fields gives the impression that development of land is bound to occur, regardless of any Green Belt status. Therefore where agriculture in Trafford takes place within the Green Belt any appropriate agricultural diversification will be determined in line with National guidance.

24.17 The Trafford Landscape Strategy identifies land to the south of Carrington Moss, known as Settled Sandlands, as the area with the richest soils to support arable farming, and Timperley Wedge in the East with less rich soils to support a mixture of pasture and horticulture together with recreational uses.

24.18 Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with National guidance and SPDs, where relevant.

### **Other Protected Open Land**

24.19 The areas of protected open land detailed in R4.6 that are excluded from the Green Belt and not allocated for development in the Core Strategy or Land

Allocations DPD may be required to meet development needs beyond the Plan period. Therefore, these areas will be protected from all but limited essential development to enable them to make a contribution to meeting future, as yet unquantified needs. This will reduce the need for the Council to consider alterations to the Green Belt boundary to accommodate the future allocation of land for development in the Borough.

[24.20](#) The land in Warburton, south of Partington and the land south of Shell, Carrington are the only significant areas of land (not within the Green Belt) which are not identified for development within the Plan Period. Therefore until such time that a strategic review of the Green Belt takes place they are being protected for potential residential use and potential economic development respectively.

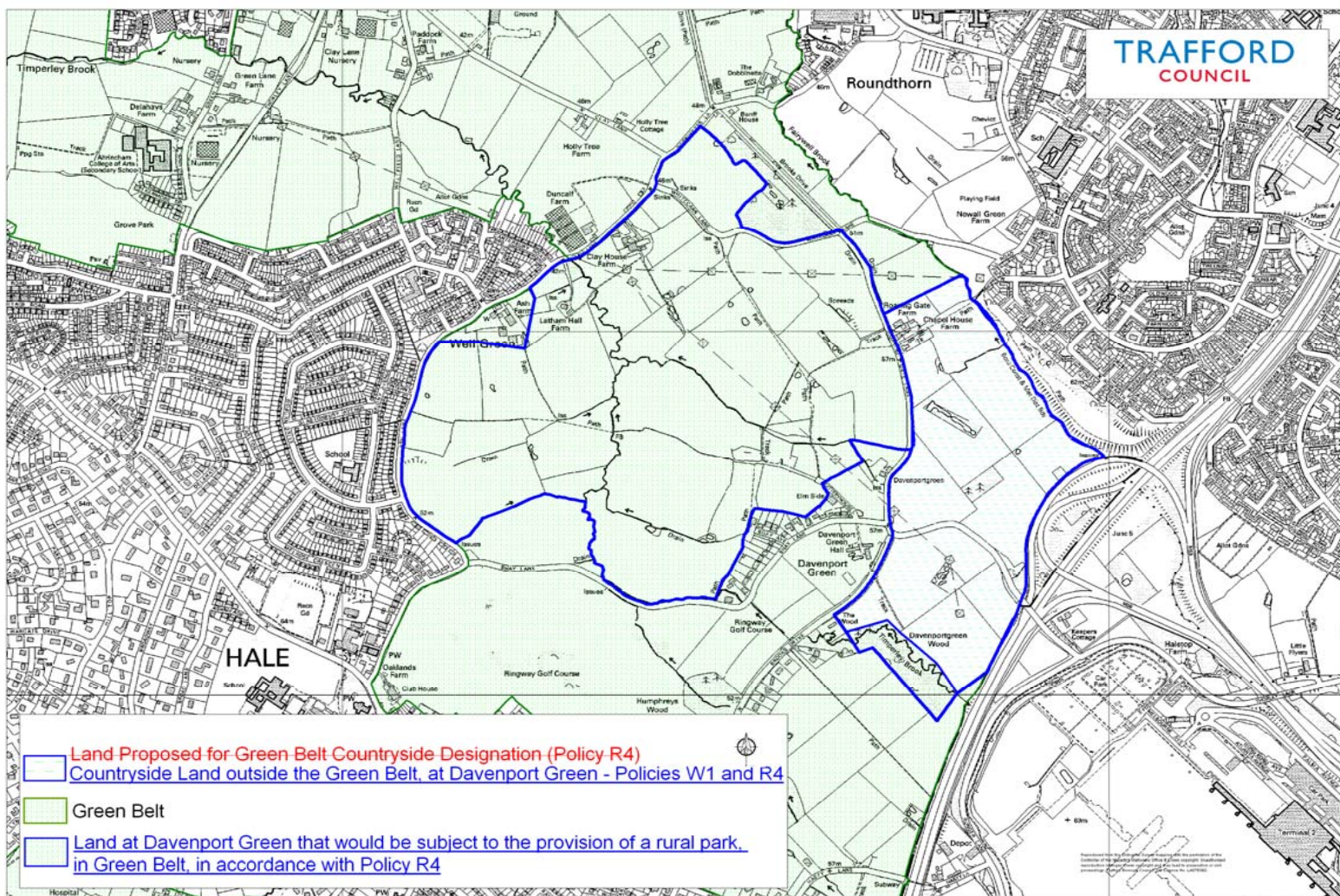
<b>Which Objective(s) delivered by this Strategic Location/Policy</b>	<b>Reference Number(s)</b>
Key Objective(s) of the SCS	PE1
Strategic Objective(s)	SO3 & SO5
Place Objective(s)	MVO1 ALO4, ALO17 RCO1, RCO2, RCO4



## Suggested Change S300.118 – supersedes S300.115

### Policy R4 change to Proposals Map

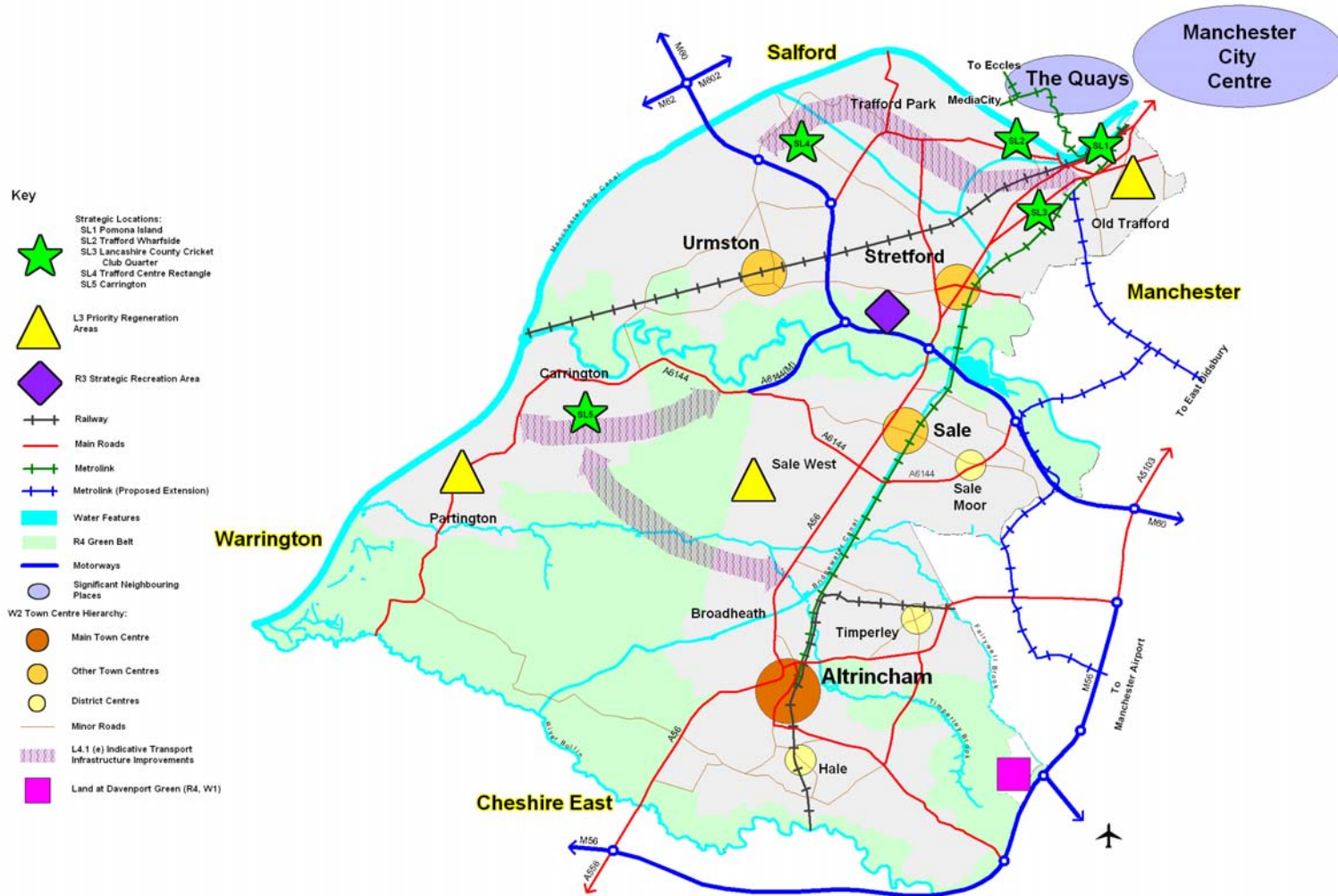
Trafford Core Strategy – Countryside Land outside the Green Belt, at Davenport Green - Policies W1 and R4.





## Suggested Change S300.119

Removal of Green Belt wash and insertion of symbol identifying location of Davenport Green and appropriate reference within the legend.



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