
4NW
Wigan Investment Centre
Waterside Drive
Wigan
WN3 5BA

Strategic Planning & Developments
First Floor, Waterside House
Sale Waterside, Sale, M33 7ZF
strategic.planning@trafford.gov.uk
Tel: 0161 912 4475 Fax: 0161 912 3128

Please ask for: Caroline Read
Direct Line: 0161 9124126
Our Reference:
Date: 04 February 2011

Dear Mr McCorquodale,

Subject: Proposed change to Green Belt Boundary at Davenport Green

I am writing to you to seek your confirmation on behalf of 4NW, that a change to the Green Belt Boundary at Davenport Green would be considered as a local detailed boundary change and that 4NW does not raise an objection in principle to this proposed change. The Council has become aware of the need to include Davenport Green in the Green Belt following representations made by GONW in response to the latest Core Strategy Consultation.

Background

UDP status

Proposal E13 of the Trafford UDP identified a 36.4 ha site at Davenport Green as a Strategic Site – Major High Amenity Site. Proposal E14 indicated that “The development is restricted solely to use for the following activities, within class B1 of the Town and Country Planning (Use Classes) Order 1987:- High quality, science based/high technology industry, Research and Development activities and Head Quarters office activities. The policy also stated that: “The 36.4ha of land comprising the development area is excluded from the Green Belt but Green Belt policies will be strictly applied except in the case of planning applications complying with this Proposal”

The Development Plan document 1: Core Strategy: Further Consultation on the Preferred Option (July 2009)

The Employment land study commissioned from Consultants independent of the Council showed that there is a sufficient supply of employment land in the Borough without the need to retain Davenport Green for employment.

The DPD 1: Core Strategy which was the subject of a recent consultation exercise stated in Policy R4 “Green Belt and Other Protected Open Land”, paragraph 20.9 “For the avoidance of doubt the land identified within the Adopted Trafford UDP, for a Major High Amenity employment site, at Davenport Green will be retained within the Green Belt in accordance with Policy W1 of this Plan”.

As part of their comments on the consultation version of DPD1, the GONW has suggested that the site cannot be “retained” within the Green Belt, given that the site was “excluded” from the Green Belt in 1996.

Having considered the responses received to the public consultation on DPD1 in 2009, Trafford Council is still of the opinion that insufficient evidence exists to justify retaining the allocation for a Major High Amenity Site through the LDF process and is therefore looking to re-instate the land within the Green Belt. It is the Council's view that such an amendment to the Green Belt would constitute a local detailed boundary change to the Green Belt.

RSS Policy

The RSS Policy RDF 4 states that "Overall the general extent of the Region's Green Belt will be maintained. There is no need for any exceptional substantial strategic change to Green Belt and its boundaries in the North West within the timescales set out below": within Greater Manchester before 2011. It goes on further to say LDFs may provide for detailed changes in Green Belt boundaries to accommodate the expansion of Manchester airport.... "Subject to the agreement of The Regional Planning Body, any other local detailed boundary changes should be examined through the LDF process".

North West of England Plan- Regional Spatial Strategy to 2021 Green Belt Guidance Note (May 2009)

In the light of this guidance the following is noted in respect of the proposed approach for the land at Davenport Green:

1. The proposed amendment would be in accordance with PPG2, particularly given that the land was considered appropriate to be included within the Green Belt in the Greater Manchester Green Belt Local Plan, 1984.
2. There will not be a cumulative impact of changes to the Green Belt as no other changes are proposed.
3. The Employment Land Study is a robust piece of evidence, concluding that a major high amenity employment site at Davenport Green is no longer required to meet the employment needs of the Borough.
4. Removing the development site and amending the Green Belt boundary accordingly would not be in conflict with the RSS.

It is my understanding that if 4NW were to agree that the proposed change to the Green Belt boundary constitutes a "local detailed boundary change" rather than a "Strategic Change" and that the organisation does not object to the proposed change, then such a change may be undertaken through the LDF Process.

I would therefore be grateful if you could confirm, on behalf of 4NW, that the proposed change would indeed be considered a local detailed boundary change, and that 4NW does not raise an objection in principle to this proposed change.

Given that the Council is currently hoping to consult on the Publication version of the Trafford Core Strategy early in the New Year, I would be grateful for an early response to this letter, preferably no later than mid November.

Yours sincerely

Senior Planning Officer

