

## TRAFFORD CORE STRATEGY EXAMINATION

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Please send hard copies of any correspondence to Yvonne Parker, The Programme Officer, c/o  
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Dear Sir or Madam

Please find enclosed the Note from Pre-Hearing meeting that took place at  
Trafford Town Hall on Tuesday 25 January.

I look forward to receiving your statements electronically on 3<sup>rd</sup> February.  
Please send the hard copies in the post on 3<sup>rd</sup> February to the above  
address.

Can you please supply me the name(s) of the person who will be  
attending the Hearings when you send in your statements?

If I have missed you off the programme please let me know as soon as  
possible and if you have any questions please do not hesitate to contact  
me.

Kind regards



Yvonne Parker  
Programme Officer

28 January 2011

## **TRAFFORD CORE STRATEGY**

### **INSPECTOR'S NOTE 2 PRE-HEARING MEETING HELD AT TRAFFORD TOWN HALL ON 25 JANUARY 2011**

- 1.0 At the Pre-Hearing Meeting (PHM) I orally presented my Guidance Notes that were circulated to all Representors prior to the PHM.
- 2.0 The Council informed that its main witnesses at the Hearings sessions will be; Dennis Smith, Rob Haslam and Jane Le Fevre (Head of Legal), but other Council Officers may be called upon as necessary.
- 3.0 The Council confirmed that all procedural matters concerning the preparation and Examination of the Core Strategy have been met.
- 4.0 I confirmed that I have accepted the Council's minor, editorial, post-publication changes, contained in Core Document (CD) 6.1.2, as forming part of the submitted Core Strategy.
- 5.0 The Council and attendees of the PHM confirmed that the 9 main matters identified in my Main Matters, Issues and Questions papers cover all the matters necessary to examine the soundness of the Core Strategy and its compliance with the legal requirements.
- 6.0 The Council summarised its responses to my Note 1 (CD 12.2). This summary is contained in Appendix 1 to this note. The Council's full written response is set out in CD 12.3.
- 7.0 I confirmed that the Council's written response has helpfully added to background information, which will be discussed at the relevant Hearings sessions.
- 8.0 However, in respect of item 8 on my Note 1, I informed the Council that I consider that the transparency of the last Sustainability Appraisal (SA) that it undertook of the Davenport Green site, which is appended to CD 12.3, is questionable. I therefore suggested that another SA should be undertaken prior to the Hearings, preferably by an independent consultant. I suggested that it should appraise all 14 employment sites considered at the Preferred Options stage, including Davenport Green, and should take account of that site's current policy designation; outside the Green Belt. I encouraged the Council and those who have made representations on this matter to discuss, and if possible, to agree upon the methodology for the further SA.
- 9.0 The Council confirmed that it would arrange for the further SA to be carried out as soon as practically possible. The details of this and associated arrangements for public consultation are set out in Appendix 3 to this note.
- 10.0 The procedural questions concerning the Examination, together with my responses, are summarised in Appendix 2 to this note.
- 11.0 I closed the PHM at 15.20.

## **Appendix 1 – Summary of the Council’s Responses to Inspector’s Note 1**

### **Introduction**

In response to my request for clarification of some factual matters and initial matters concerning the soundness of the Core Strategy, the Council produced CD 12.3 detailing its response, together with a Suggested Changes Schedule document, CD 12.4, detailing where it considers changes necessary in light of the matters raised.

In response to **Factual Matter 1**, the Council has produced a schedule of evidence source documents used in the preparation of the Core Strategy, by policy and proposal. Whilst the Council has maintained and published a full list of the Evidence Base documents used throughout the preparation of the Core Strategy, it hopes that by supplying this list it has demonstrated that individual policies and proposals within the Core Strategy are supported by a thorough and sound evidence base.

**Factual Matter 2** requested clarification relating to the Council’s Housing Trajectory. The Council has produced an updated Housing Trajectory in the Annual Monitoring Report, and in response to this matter it proposes that this Housing Trajectory be introduced to the Core Strategy at Appendix 4. This is detailed in suggested change 100.01 in CD 12.4.

**Factual Matter 3** sought clarification as to how the Borough’s employment land supply (detailed in Table W1 of the Core Strategy) has been established. The schedule produced in the response details the sites, by place, that make up the Borough’s land supply in terms of commitments and existing UDP allocated employment sites.

**Factual Matter 4** sought clarification over 2 matters from the Council’s Pre-Submission Changes document (CD 6.1.2). The first related to an additional Place Objective for Altrincham, detailed as ALO7. This was agreed, with the knock-on effect of increasing all remaining ALO numbers increasing by a factor of 1. This change is referenced as 100.02 in the suggest changes schedule (CD 12.4). The second query related to a typo in the original change. This has been corrected with the full text reproduced as change 100.03 in the suggested changes schedule.

### **Soundness**

**Factual Matter 5** asked the Council to provide more detail as to the essential infrastructure required to deliver the Core Strategy, and the development trigger points. In response the Council has detailed the approach undertaken in the identification of key infrastructure. It details extensive work with key agencies, stakeholders and infrastructure providers to identify the future infrastructure requirements necessary to support the delivery of the Core Strategy. It also details the production of an Infrastructure Capacity Assessment (CD 6.3.18) and a living

document, the Local Infrastructure Plan (CD 6.2.15) setting out the most up-to-date information relating to the key infrastructure required to support the delivery of the Core Strategy.

Further information supporting the response to Matter 5 was produced as Appendices 5.1 to 5.6 in the Council's written response. A schedule detailing individual infrastructure schemes, the funding source, development trigger points and the commitment of stakeholders to the delivery of the scheme has been produced as Appendix 5.6 to the matter in the written response. The Council also confirmed that no 'showstoppers' have been identified to the delivery of the Trafford Core Strategy during this process.

**Factual Matter 6** requested the addition of appropriate monitoring targets to Table 3 in Chapter 28 of the Core Strategy. In response, the Council has suggested an alternative Table 3 to introduce policy targets from the Council's Annual Monitoring Report and to provide more detail of how the policies will be monitored. Suggested change S.100.04 in the Suggested Changes Schedule (CD12.4) details this.

As part of **Factual Matter 7** I requested clarification of how the policies and proposals of the Core Strategy will provide the necessary flexibility to ensure delivery of the intended level of development if one or more of the strategic locations fails to deliver in accordance with its intended scale and phasing.

The response provided by the Council was that it considers that the Core Strategy has been prepared in such a way as to ensure that sufficient flexibility exists to respond to unexpected changes in circumstances and to ensure that the Strategic and Place Objectives of the Plan are delivered.

The response details that Trafford is a relatively small but intensively populated and used Borough with significant constraints in terms of the availability of new land for development. The tightly-drawn Green Belt in the southern and middle parts of the Borough, the extensive but well-used industrial area across the northern part and the presence of large areas of established housing areas elsewhere mean the opportunities for new land to be brought forward for development are relatively limited. The main 'new' opportunities that exist (other than recycling existing housing or employment land) are in bringing a greater mix of uses (including residential) to the employment areas around Trafford Park and the Regional Centre and in reusing the derelict industrial land in and around Carrington. The Core Strategy is clear that housing and employment needs can be met within the existing urban area and there is no need to revise the Green Belt boundary within Trafford to accommodate projected growth.

This lack of 'new' land means that the main flexibility that is available is to bring more development forward earlier within the existing proposals and at Strategic Locations. How this can be achieved is set out in the detailed written response. It also details that flexibility in the Core Strategy can

also be provided through the Land Allocations DPD and the Carrington Area Action Plan. The Council considers this to be a flexible way of specifying sites in a way that still contributes to the overall Development Strategy for the Borough. It considers that meeting the supply in the right places but over a longer period to be sound approach.

**Factual Matter 8** sought clarification of the audit trail for the Sustainability Appraisal of Davenport Green, and the chronology of decisions taken regarding its proposed addition to the Green Belt and its de-allocation as an employment site.

A two stage response to this matter was provided. The first stage relates to the chronology of decisions made regarding Davenport Green and the second part concerns an audit trail for the production of the Sustainability Appraisal. The conclusions of this confirm that, in the Council's opinion, its decisions were based on sound evidence and are procedurally sound.

### **To conclude**

The Council concludes that the changes to the Core Strategy detailed in the Suggested Changes document (CD 12.4) are minor changes. As such, it considers there is no requirement to undertake additional public consultation on these, with no further implications for the Hearing timetable.

## **Appendix 2 – Questions on Procedure and My Responses**

### **Question from Neil King QC (RLAM)**

*Does the Inspector intend to include Davenport Green in her site visits?*

#### **My Response**

Yes, I shall visit the site tomorrow morning (26 January 2011).

### **Question from Neil King QC (RLAM)**

*Will Representors be given the opportunity to make written submissions on the intended further SA to be carried out by the Council and on any other new matters/evidence raised in the Council's Topic Papers?*

#### **My Response**

New matters/evidence should not be raised by the Council at this stage of the Examination, except for the further SA that I have specifically suggested should be undertaken. But if they are, they will be discussed at the Hearings sessions. I do not expect to receive written submissions on such matters unless you opt to have your representation considered entirely on the written basis. However, if a further SA on the Davenport Green site is undertaken, the document will be made publicly available and Representors will be invited to make further written representations upon it. Sessions 4 and 5 will proceed in accordance with the published Examination Timetable. However, if the timing of submission of a further SA would prejudice appropriate public consultation, I shall call a further Hearing session at a later time to consider this matter specifically.

### **Question from John Coxon – Emery Planning Partnership**

*Can specific times be indicated when individual policies will be discussed at the Hearing sessions in order that Participants need not spend more time than is necessary to make their cases?*

#### **My Response**

My Main Matters, Issues and Questions papers will form the Agendas for the Hearings sessions, and questions will be discussed in the order set out in those papers. It is not possible for me to programme precisely when each policy will be discussed within the sessions; progress will depend upon how much discussion there is on each question/policy. However, Participants are not required to remain for the entire session after they have made their cases, if their time is restricted.

### **Question from John Coxon – Emery Planning Partnership**

*When will the Council's Topic Papers be made publicly available?*

#### **My Response**

They will all be placed on the website and in the Examination Library at the same time, as soon as possible after the deadline for submission on 3 February. In addition, all topic papers and further written submissions will be cross circulated to the Participants of individual sessions.

### **Appendix 3 – Further Sustainability Appraisal of the Davenport Green Site**

- 1.0 In response to the discussion at the PHM on item 8 of my Note 1, the Council has subsequently confirmed that it intends to commission its sustainability consultants to carry out some additional work in respect of its SA, with particular reference to Davenport Green. It also intends to speak with RLAM, the key representor on this matter, in order to reach agreement with regard to SA the methodology.
- 2.0 The Council anticipates that this further SA will be completed by 4 February 2011.
- 3.0 I have suggested that public consultation on the SA should be as follows:
  - As soon as possible after its completion, it should be issued with a CD number, placed on the Council's Core Strategy website and a hard copy should be made available to view in libraries and in the Examination Library.
  - In addition, all Representors will be informed by a letter from the Programme Officer that the SA is available for inspection at the above places, and they will be invited to comment on it by 12.00 on 18 February 2011. Such comments should be sent to the Programme Officer as further representations, who will circulate them to the Council and to me.
  - The further SA will be discussed at Hearing Session 4.

*Shelagh Bussey*

Inspector

27 January 2011