



Development Plan Document

DPD1: Trafford Core Strategy: Suggested Changes for Submission

December 2010

LOCAL DEVELOPMENT FRAMEWORK

If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

إذا كنت في حاجة الى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

ARABIC

如果您需要帮助才能看懂这份资料，可以请人致电：

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CHINESE

Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે બાબતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરો.

GUJARATI

Jesli potrzebujesz pomocy aby zrozumiec ta informacje, popros kogos, aby zadzwonil pod numer 0161 912-2000 aby nas poinformowal, w jaki sposób najlepiej mozemy ci ja przekazac.

POLISH

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਸਾਨੂੰ 0161 912-2000 ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰਕੇ ਇਹ ਦੱਸਣ ਲਈ ਕਹੋ ਕਿ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਸਭ ਤੋਂ ਅੱਛੇ ਢੰਗ ਨਾਲ ਕਿਸ ਤਰ੍ਹਾਂ ਦੇ ਸਕਦੇ ਹਾਂ।

PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

اگر آپ کو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہ مہربانی کسی سے کہیے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تاکہ ہمیں معلوم ہو سکے کہ آپ کو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

Introduction

This document has been produced by Trafford Council to support the submission version of the Trafford Core Strategy. This document details the suggested changes to be made to the policies and supporting text of the Core Strategy

The changes being suggested by way of this document update the Core Strategy to reflect the results of public consultation undertaken under Regulation 27; factual amendments and/or; errata. The Council considers that these changes are minor and as such it does not consider that further consultation is required to be undertaken before the Core Strategy can be submitted to the Secretary of State.

The following table lists all the minor changes to the main body of the Core Strategy document. This is followed by minor changes to Tables contained within the Plan.

Text identified in blue and underlined represents proposed additional text; text identified in red and scored through represents text proposed for deletion.

Text Ref	Published Text	Text Ref	Suggested Changes	Reason for Change
1.18	This Assessment concluded that, providing mitigating plans, policies and strategies are adopted and implemented appropriately through the development management process, development within the identified areas could proceed without harm being caused to the special interest of the Moss. It is recognised that the implementation of such plans, policies and strategies may restrict the scale and type of development brought forward in the identified Locations, but that it is not justifiable to restrict development <i>per se</i> in these areas.	1.18	This Assessment concluded that, providing mitigating plans, policies and strategies are adopted and implemented appropriately through the development management process, development within the identified areas could proceed without harm being caused to the special interest of the Manchester Mosses Special Conservation Area (SAC) . It is recognised that the implementation of such plans, policies and strategies may restrict the scale and type of development brought forward in the identified Locations, but that it is not justifiable to restrict development <i>per se</i> in these areas	To provide clarification. Address Rep 1037/168
Stretford Spatial Profile	The Bridgewater Canal runs north south through the area and offers potential to improve opportunities for recreation and wildlife.	Stretford Spatial Profile	The Bridgewater Canal runs north-south through the area and offers potential to improve opportunities for recreation and wildlife.	Typo
Urmston Spatial Profile	Key issues facing Urmston are that: Sufficient opportunities exist for young people; There is not undue pressure put on the strategic countryside and the urban fringe areas; As redevelopment opportunities arise, appropriate alternative uses are promoted, and, Development within the Trafford Centre Rectangle does have significant negative impact(s) on this Place.	Urmston Spatial Profile	Key issues facing Urmston are that: Sufficient opportunities exist for young people; There is not undue pressure put on the strategic countryside and the urban fringe areas; As redevelopment opportunities arise, appropriate alternative uses are promoted, and, The impact of development within the Trafford Centre Rectangle does have significant negative impact(s). needs to be managed.	To provide clarification
Sale Spatial Profile	The Bridgewater Canal runs north south through the area and offers potential to improve opportunities for recreation and wildlife.	Sale Spatial Profile	The Bridgewater Canal runs north-south through the area and offers potential to improve opportunities for recreation and wildlife.	Typo
Altrincham Place Objectives	Add objective	Altrincham Place Objectives	ALO7: maximise the potential of the Norman Road site to help meet Trafford's housing needs and create a high quality sustainable residential-led mixed use development in this area	Address Rep 1036-112
SL2.4	New pedestrian bridge crossings at Clippers Quay and Mediacity:uk;	SL2.4	New pedestrian bridge crossings at Clippers Quay and Mediacity:uk;	Partially address Rep 1045-312
	New text.	SL2.8	The details of the site specific and infrastructure requirements will be addressed through the Land Allocations DPD.	Additional Text

Text Ref	Published Text	Text Ref	Suggested Changes	Reason for Change
8.39	Green Infrastructure and Open Space		green infrastructure and open space	Typo
8.40	In the SFRA Undefended Scenario		In the SFRA undefended scenario	Typo
8.48	In March 2010, the Council was minded to approve an application for the development of a 15,500sqm (GIA) superstore on land in this location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.	8.48	In March 2010, the Council was minded to approve an application for the development of a 15,500sqm (GIA) superstore Planning permission now exists for the development of a food superstore with a gross internal floorspace of 15,500m² on land in this location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.	Address Rep 1057-120
8.55	brown-field.... green-field... Greenfield		brownfield ...greenfield....greenfield	Typo
8.57	Earlier consultation versions of the Core Strategy included provision for a museum within this Location. This has now been delivered so the reference has been deleted.	8.57	Earlier consultation versions of the Core Strategy included provision for a museum within this Location. This has now been delivered so the reference has been deleted.	Address Rep 1045-323
SL5.4	<ul style="list-style-type: none"> The Protection and enhancement of the Mossland as a carbon sink to mitigate the effects of climate change 		<ul style="list-style-type: none"> The Protection and enhancement of the mMossland as a carbon sink to mitigate the effects of climate change; The Council will consider the need for development proposals to be referred for possible Habitat Regulation Assessment (HRA) 	Typo Address Rep 1066/137
8.79	An Ecological Assessment and Survey(s) will be expected to be undertaken to determine the potential impact of the proposal on any habitats and sites of, nature conservation and biological and ecological importance. It will also be expected to produce an Environmental Assessment to determine the impact of the development on factors including air pollution and noise.	8.79	An Ecological Assessment and Survey(s) will be expected to be undertaken to determine the potential impact of the proposal on any habitats and sites of, nature conservation and biological and ecological importance. It will also be expected to produce an Environmental Assessment to determine the impact of the development on factors including air pollution and noise. A further Habitat Regulations Assessment will be carried out as part of the Carrington Area Action Plan to assess to assess any effects that could arise from potential atmospheric pollution and recreational pressure on the Manchester Mosses Special Area of Conservation (SAC).	Address Rep 1037-162
8.81	The GM Historic landscape Character Assessment identified ...		The GM Trafford Historic landscape Characterisation	To provide

Text Ref	Published Text	Text Ref	Suggested Changes	Reason for Change
			Report Character Assessment identified	clarification
9.2	References to Supplementary Planning Documents (SPDs) within this document indicate where an existing SPD will be updated or a new one will be produced. Whilst these documents are not available at this point in time, it is intended that these SPDs will be available alongside the document that will be submitted to the Secretary of State for consideration by an independent Inspector.	9.2	References to Supplementary Planning Documents (SPDs) within this document indicate where an existing SPD will be updated or a new one will be produced. Whilst these documents are not available at this point in time, it is intended that these SPDs will be available alongside the document that will be submitted to the Secretary of State for consideration by an independent Inspector. <u>These documents will not be adopted until after the Core Strategy has been adopted and once the necessary consultation process has been carried out.</u>	To update the position in relation to the preparation of the Council's SPDs.
L1.9	green-field....brown-field		greenfield....brownfield	Typo
	No existing text, new paragraph inserted.	<u>L1.11</u>	<u>The Council will consider the need for housing development proposals to be referred for possible Habitat Regulation Assessment (HRA) within a 5km radius of Manchester Mosses SAC</u>	Address re 1066/137 1037/162
10.15	New text means existing 10.15 needs renumbering as does 10.16, 10.17 and 10.18	<u>10.15</u>	<u>Proposals for housing in the Carrington Strategic Location and the South City Region could have a negative effect on the Manchester Mosses SAC in relation to recreational pressures. HRA will propose appropriate mitigation for any damaging impacts. Further guidance will be provided in the Land Allocations Plan.</u>	Address re 1066/137 1037/162
10.5	Table L1 shows that there is sufficient flexibility to demonstrate that the housing numbers including the 20% uplift could be delivered, however, the Council considers that in the event that this funding is not forthcoming, it may not be possible to provide the necessary infrastructure to support that level of infrastructure and the annualised target will need to be reviewed.	10.5	Table L1 shows that there is sufficient flexibility to demonstrate that the housing numbers including the 20% uplift could be delivered. <u>However, in the event that the Housing Growth Point funding is not forthcoming it may not be possible to provide the infrastructure to support that level of residential development. In this circumstance the Council will consider the need to reduce the annualised target and the level of housing provision in proportion to the assumed level of contribution of any sites where the delivery of the site was dependent on the receipt of growth point funding.</u>	To provide additional clarification and to address 1045/327
10.14	Garden land is classified as "green-field" land and its development would therefore need to satisfy the test out in L1.6	10.14	Garden land is classified as "greenfield" land and its development would therefore need to satisfy the test	Typo; addresses

Text Ref	Published Text	Text Ref	Suggested Changes	Reason for Change
			out in L1.6 L1.9	rep 1051
10.17	In consultation with the Regional Planning Body, the Council will consider the finding of this monitoring work to determine whether or not a review of this development plan policy is needed.	10.17	In consultation with the Regional Planning Body The Council will consider the findings of this monitoring work to determine whether or not a review of this development plan policy is needed.	Update in relation to governance and addresses Rep 1045/330
L2.5	Based on the minimum housing land target of 11,800 for the Plan period as set out in Policy L1 the above targets will approximately equate to:	L2.5	Table L2	Typo
L3.4	green-field		greenfield	Typo
12.14	substantially vacant/unused 16 hectare green-field site		substantially vacant/unused 16 hectare green-field site	Typo
L4.1 (d)	...(as defined by SPD1: Developer Contributions to Highway and Public Transport Schemes);	L4.1 (d)	...(as defined by SPD1: Developer Contributions to Highway and Public Transport Schemes in the associated SPD);	Update in relation to the preparation of the Council's SPDs.
L4.1 (e)measures to secure infrastructure that will improve access to more sustainable transport choices. Any necessary public transport or highways schemes should be in place before first occupation of developments.	L4.1 (e)measures to secure infrastructure and services that will improve access to more sustainable transport choices. Any necessary public transport, or highways or freight schemes should be in place before first occupation of developments.	Addressing Representation 1041-154
L4.4	..., or by securing contributions in accordance with SDP1: Developer Contributions to Highway and Public Transport Schemes, or by a combination of these means.	L4.4	..., or by securing contributions in accordance with SDP1: Developer Contributions to Highway and Public Transport Schemes the associated SPD , or by a combination of these means.	Update in relation to the preparation of the Council's SPDs.
	No existing text, new paragraph to follow L4.4 before new section heading. Subsequent paragraphs (including L4.5) require re-numbering.	L4.5	In determining appropriate transport schemes including infrastructure improvements and/or traffic mitigation measures, the Council will consider the need for proposals to be referred for possible Habitat Regulation Assessment (HRA). As a preliminary guide proposals within 5km of Manchester Mosses SAC will be considered.	Address re 1066/137 1037/162

Text Ref	Published Text	Text Ref	Suggested Changes	Reason for Change
Policy L4 Implementation Table	The delivery agents will include the Local Highway Authority, the Highways Agency, GMPTE and the private sector	L4 Implementation Table	The delivery agents will include the Local Highway Authority, the Highways Agency, GMPTE, Network Rail and the private sector	Address Rep 1041-155
13.5	The accessibility categories set out in SPD1 (most accessible, accessible and least accessible...	13.5	The accessibility categories set out in the associated SPD SPD4 (most accessible, accessible and least accessible)...	Update in relation to the preparation of the Council's SPDs.
13.9	New paragraph change to existing number. Paragraphs 13.9 to 13.23 will need re numbering	13.9	New highway and public transport infrastructure schemes could lead to increases in atmospheric pollution, which could potentially have a negative effect on the European Site. HRA will determine the appropriate mitigation required to off-set any damaging impacts. Further guidance will be provided in the Land Allocations DPD.	Address reps 1066/137 1037/162
13.9	Future development along the A56 will be influenced by development guidelines set out in SPD2: A56 Corridor Development Guidelines.	13.10	Future development along the A56 will be influenced by development guidelines set out in SPD2: the A56 Corridor Development Guidelines SPD .	Update in relation to the preparation of the Council's SPDs.
	New paragraph change to existing number. Subsequent paragraphs (including 13.12) require re-numbering.	13.12	The third Local Transport Plan (LTP3) is required to be submitted to Government by the end of March 2011 and will provide a long-term (15-year) vision for transport alongside more detailed proposals for the period to 2014/15. Trafford Council is in the process of developing a Local Area Implementation Plan to accompany LTP3 which will set the local context and delivery priorities in relation to the wider plans set out in LTP3.	Address Rep 1041-156
13.18	Proposals for developments which are likely to have a significant transport impact will be required to include a Transport Assessment.	13.18	Proposals for developments which are likely to have a significant transport impact (as defined in PPG13) will be required to include a Transport Assessment.	Address Rep 1041-157
L5.1	All new development will be required to minimise contributions to and mitigate the effects of climate change and maximise its sustainability by adopting measures that reduce CO2 emissions. This will include incorporating measures such as using sustainable construction	L5.1	All new built development will be required to minimise contributions to and mitigate the effects of climate change and maximise its sustainability by adopting measures that reduce CO2 emissions. This	Address Development Control comments

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	techniques, managing pollution and water management particularly flood risk.		will include incorporating measures such as using sustainable construction techniques, managing pollution and water management particularly flood risk.	
L5.5	<p>The CO2 emissions reduction targets are:</p> <ul style="list-style-type: none"> All non-residential developments above a threshold of 1,000m2 and all residential developments in the Borough need to comply with the targets detailed in Table L5.1, this is supported by a explanatory 'target area' identification flow chart provided in Figure 3. The CO2 emissions reductions are to be detailed within the Carbon Budget Statement; 	L5.5	<p>The CO2 emissions reduction targets are:</p> <ul style="list-style-type: none"> All non-residential developments above a threshold of 1,000m2 floor-area and all residential developments in the Borough need to comply with the targets detailed in Table L5.1, this is supported by a explanatory 'target area' identification flow chart provided in Figure 3. The CO2 emissions reductions are to be detailed within the Carbon Budget Statement; 	Address Development Control comments
14.9	PPS1 identifies that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and that policies should be designed to promote and not restrict renewable and low-carbon energy and supporting infrastructure. Trafford encourages the development of commercial and community energy generation infrastructure in suitable locations, providing the opportunity for new and existing developments to use energy which is more carbon efficient. This position reflects the Department of Energy and Climate Change (DECC) and the Community Energy Saving Programme progression towards formulating a strategy for national and local government to help people individually, and as a part of their community, to heat and power their homes and businesses. The DECC amongst other things are proposing a new focus on district heating in suitable communities and removing barriers to their development. The National Renewable Energy Strategy and the Heat and Energy Saving Strategy both mark a shift away from a 'technology blind' regulatory approach.	14.9	PPS1 identifies that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and that policies should be designed to promote and not restrict renewable and low-carbon energy and supporting infrastructure. Trafford encourages the development of commercial and community energy generation infrastructure in suitable locations, providing the opportunity for new and existing developments to use energy which is more carbon efficient. This position reflects the Department of Energy and Climate Change (DECC) and the Community Energy Saving Programme progression towards formulating a strategy for national and local government to help people individually, and as a part of their community, to heat and power their homes and businesses. The DECC amongst other things are proposing a new focus on district heating in suitable communities and removing barriers to their development. The National Renewable Energy Strategy and the Heat and Energy Saving Strategy	Address Rep 1045-349

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			both mark a shift away from a 'technology blind' regulatory approach. Meeting targets for carbon emissions reduction is not the sole driver for the development of decentralised energy systems – energy security is another major consideration and delivery of such systems should not be limited by carbon emissions reduction targets.	
17.7	The Council's Economic Viability study made an allowance for all planning obligations currently sought through the Revised UDP Adopted June 2006, before applying varied affordable housing contribution levels. The outcomes of this study informed Policy L2 and will be used in the determination of individual planning applications. In cases where site specific issues of viability arise the Council will consider whether it is appropriate to agree a reduction in the total value of the contributions required for the proposed development, (whether or not such reduction is subject to an overage provision), or a phasing of the payments. The Council will either reduce all contributions payable pro rata or reduce/delete specific contributions to ensure that a larger portion of the total contribution received can be applied in accordance with an appropriate prioritisation for that particular development based in the objectives of this Plan. Further guidance on this is provided in the accompanying SPD.	17.7	The Council's Economic Viability study made an allowance for all planning obligations currently sought through the Revised UDP Adopted June 2006, before applying varied affordable housing contribution levels. The outcomes of this study informed Policy L2 and will be used in the determination of individual planning applications. In cases where site specific issues of viability arise the Council will consider whether it is appropriate to agree a reduction in the total value of the contributions required for the proposed development, (whether or not such reduction is subject to an overage provision), or a phasing of the payments. The Council will either reduce all contributions payable pro rata or reduce/delete specific contributions to ensure that a larger portion of the total contribution received can be applied in accordance with an appropriate prioritisation for that particular development based in on the objectives of this Plan. Further guidance on this is provided in the accompanying SPD.	Typo
W1.10	Outside of these places and on any smaller sites identified within the Land Allocations DPD,	W1.10	Outside of these places and on any smaller sites identified within the Land Allocations DPD,	Address Rep 1047-168
18.13 – 18.16	18.13 The Council has undertaken a study of other main town centre uses including B1 office. As part of this study B1 uses were subject to the tests outlined in paragraph EC5.1 of PPS4. The study concluded that, in order to meet the identified need for office uses, due to a low number of suitable and available sites in town centre locations, even if the Altair planning permission is implemented, it may be necessary to consider further sites situated in regeneration	18.13 – 18.17	18.13 The Council has undertaken a study of other main town centre uses including B1 office. As part of this study B1 uses were subject to the tests outlined in paragraph EC5.1 of PPS4. The study concluded that, in order to meet the identified need for office uses, due to a low number of suitable and available sites in town centre locations, even if the Altair	Partially address Rep 1045-343

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	<p>areas of the Borough (in accordance with PPS4) where offices could form part of mixed-use developments, or are ancillary to other forms of economic development.</p> <p>18.14 The key considerations for determining whether office development is appropriate in out-of-centre locations are set out in paragraph EC5.1e. of PPS4. These are:</p> <ul style="list-style-type: none"> • The physical regeneration benefits of developing on previously-developed sites; • Employment opportunities; • Increased investment in an area; • Social inclusion <p>18.15 Outside of existing town centres, the main areas identified for additional office development in the Core Strategy are Pomona and Wharfside. Development in both of these areas will result in the development of previously-developed land (in Pomona's case a long standing derelict site), will provide significant employment opportunities (in Wharfside's case in particular, it will support the expansion of Mediacity:uk), will allow for increased investment in the area and will support social inclusion as they are closely linked to the deprived areas of Old Trafford and Ordsall in Salford. These two Locations are also within the Regional Centre which is a focus for office development.</p> <p>18.16 Some office development in Trafford Park Core, Carrington, Broadheath and Trafford Centre Rectangle is appropriate as it will involve previously-developed land, can be linked to existing employment uses and to varying degrees can promote social inclusion by providing greater access to jobs for people in neighbouring deprived areas.</p>		<p>planning permission is implemented, it may be necessary to consider further sites situated in regeneration areas of the Borough (in accordance with PPS4) where offices could form part of mixed-use developments, or are ancillary to other forms of economic development.</p> <p>18.14 The key considerations for determining whether office development is appropriate in out-of-centre locations are set out in paragraph EC5.1e. of PPS4. These are:</p> <ul style="list-style-type: none"> • The physical regeneration benefits of developing on previously-developed sites; • Employment opportunities; • Increased investment in an area; • Social inclusion <p>18.15 Outside of existing town centres, the main areas identified for additional office development in the Core Strategy are Pomona and Wharfside. Development in both of these areas will result in the development of previously-developed land (in Pomona's case a long standing derelict site), will provide significant employment opportunities (in Wharfside's case in particular, it will support the expansion of Mediacity:uk), will allow for increased investment in the area and will support social inclusion as they are closely linked to the deprived areas of Old Trafford and Ordsall in Salford. These two Locations are also within the Regional Centre which is a focus for office development.</p> <p>18.16 Some office development in Trafford Park Core, Carrington, Broadheath and Trafford Centre Rectangle is appropriate as it will involve previously-</p>	

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			<p>developed land, can be linked to existing employment uses and to varying degrees can promote social inclusion by providing greater access to jobs for people in neighbouring deprived areas.</p> <p><u>18.13 The Council has assessed the need for the development of further B1 office accommodation in the borough in the period to 2026. The analysis undertaken concludes that significant growth in the demand for B1 office accommodation can be expected in the plan period. This is due to a predicted significant growth in financial, business services and intensive knowledge based industries. The need identified ranges from 143,000-181,000 sq metres (gross).</u></p> <p><u>18.14 The Council has assessed the potential to accommodate some or all of this need on sites within or on the edge of the Borough's four town centres. The analysis has shown that town centre sites / edge of centre sites are capable of accommodating c.27,000 sq metres of accommodation.</u></p> <p><u>18.15 This means that in order for the borough to realise its economic regeneration objectives, land outside of town centres must be released for B1 Office development. A range of sites have been identified and assessed having regard to Planning Policy Statement 4.</u></p> <p><u>18.16 Outside town centres, the main areas identified for additional office development in the Core Strategy are Pomona and Wharfside. Development in both of these areas will result of the development of previously-developed land (in Pomona's case a long standing derelict site), will provide significant employment opportunities (in Wharfside's case in particular, it will support the expansion of Mediacity:uk), will allow for increased investment in the area and will support social inclusion as they are closely linked to the deprived areas of Old Trafford and Ordsall in Salford. These</u></p>	

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			<u>two locations are also within the Regional Centre which is a key focus for office development. 18.17 Some office development in Trafford Park Core, the Trafford Centre Rectangle, Carrington and Broadheath is appropriate as it will involve previously developed land, can be linked to existing employment uses and, to varying degrees, can promote social inclusion.</u>	
Policy W2 Justification	NEW PARAGRAPH 19.7	<u>19.7</u>	<u>Planning permission now exists for the development of a Tesco superstore with a gross internal floorspace of 15,500m² adjacent to Stretford Leisure Centre.</u>	Address Rep 1057-123
21.1 R1.1 –	Developers must demonstrate how the development will complement and enhance the existing features of historic significance, in particular in relation to conservation areas, listed buildings and other identified heritage assets		Developers must demonstrate how the development will complement and enhance the existing features of historic significance <u>including their wider settings</u> , in particular in relation to conservation areas, listed buildings and other identified heritage assets	Address rep 1051 - 195
21.1 R1.6 –	Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance : <ul style="list-style-type: none"> Listed buildings and their settings; 		Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance <u>the following heritage assets including their wider settings :</u> Listed buildings and their settings	Address rep 1051 -195
21.1 R1.6 –	Other sites ,identified in the Historic Landscape Character report or on a local list, of significant historic designated landscape;		Other sites ,identified in the <u>Trafford's Urban Historic Landscape Characterisation Report</u> or on a local list, of significant historic designated landscape;	Address re 1052 - 110
21.1 R1.6 –	<ul style="list-style-type: none"> Locally significant historic buildings and structures, identified on a local list, which are at risk 		<ul style="list-style-type: none"> <u>Listed buildings and</u> Locally significant historic buildings and structures, identified on a local list, which are at risk 	To bring policy in line with requirements of PPS5 HE5.1
21.9	The Draft Heritage Protection Bill December 2008 states there will be a requirement for Local Authorities to provide Historic Environmental Records		The Draft Heritage Protection Bill December 2008 states there will be a requirement <u>PPS5 makes clear the importance</u> for Local Authorities to provide Historic Environmental Records	Address rep 1074 - 140
22.3	(NERC)2006		(NERC) 2006	Typo
22.4	Only 0.8% of Trafford is covered by SSSI and 1.7% (2001 data. Awaiting updated figure) by woodland		Only 0.8% of Trafford is covered by SSSI and 1.7% (2001 data. Awaiting updated figure) <u>4.9% (2010 Trafford Tree Audit)</u> by woodland	New data available

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22.8	The Woodland Trust Space for People Report (2004) showed in Trafford only 10.2% of people have a small wood within 500m of their home and 58% have a larger wood within 4km		The Woodland Trust Space for People Report (2004 <u>2010</u>) showed in Trafford only 10.2% <u>25.7%</u> of people have a small wood within 500m of their home and 58% <u>59.2%</u> have a larger wood within 4km	New data available
22.8	Natural areas are key to improving green infrastructure, more details of which are included in Policy R3. .		Natural areas are key to improving green infrastructure, more details of which are included in Policy R3. .-	Typo
R3.2	Strategically significant green-spaces including Sale Water Park		Strategically significant green-spaces including Sale Water Park	Typo
23.4	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 green infrastructure to urban cooling,		It is identified as 1 of 4 key elements of quality of place in the Government Strategy “World Class Places” (<u>May</u> 2009). PPS 1 Supplement also advocates the value of <u>GI</u> green-infrastructure to “urban cooling,	Typo
23.6	The urban fringes and river valleys support networks of informal and ecological green-space.		The urban fringes and river valleys support networks of informal and ecological green-space.	Typo
24.17	and protected its rural character..		and protected its rural character. .-	Typo
24.23	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 as they are being protected for potential residential use potential and economic development respectively.	24.23	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 as they are being protected for potential residential use potential and <u>potential</u> economic development respectively.	Typo
R5.3 table	Local open Space		Local open s Space	Typo
25.4	..Natural England Standard of 2 hectares of Greenspace per 1000 population. Trafford has assessed 346 accessible Greenspaces ...		Natural England s Standard of 2 hectares of <u>g</u> Greenspace per 1000 population. Trafford has assessed 346 accessible <u>g</u> Greenspaces	Typo
25.12	Existing sport hall provision will be retained...		Existing sports <u>s</u> hall provision will be retained...	Typo

Table L1: Net New Housing Development Proposals 2008/9 to 2025/6

	2008/9 – 2010/11	2011/2 – 2015/6	2016/7 – 2020/1	2021/2 – 2025/6	Total	% Brown-field
SL1 Pomona Island Strategic Location*	0	240	306	0	546	100
SL2 Trafford Wharfside Strategic Location	-	400	300	200	900	100
Regional Centre Area Totals		640	606	200	1,446	100
SL3 LCCC Strategic Location	-	60	300	40	400	100
Other Inner Area Sites	250	650	450	250	1600	97
Inner Area Totals	250	710	750	290	2,000	97
SL4 Trafford Centre Rectangle Strategic Location	0	250	250	550	1,050	0
SL5 Carrington Strategic Location	0	360	600	600	1,560	100
Regeneration/ Town Centre Schemes	150	550	450	400	1,550	93
Other South City Region Sites	1,000	1,350	1,000	1,000	4,350	90
South City Region Area Totals**	1,150	2,460 <u>2,510</u>	2,300	2,550	8,460 <u>8,510</u>	75
Trafford Target	1,730	2,890	2,890	2,890	10,400	80
Target + 20% NGP allowance (to 2018).	2,080	3,470	3,010	2,890	11,450	80
Policy L1 Allocation Total	1,400	3,810 <u>3,860</u>	3,656	3,040	11,906 <u>11,956</u>	82

SL1 – Pomona Island

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet To Trafford Park And Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Reinforcement Of Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Improvements To Local Highway Network And Public Transport Provision	Priority 2	As Required By SPD1	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New <u>Indoor/Outdoor Sports Facilities</u>	Priority 2	As Required By SPG28/ New Open Space SPD <u>In line with Policies R5, L8 and any associated SPDs</u>	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
<u>Provision of Green Infrastructure And/Or Contribution Towards Off-Site- Provision</u>	<u>Priority 2</u>	<u>In line with Policies R5, L8 and any associated SPDs</u>	<u>Required By 2026</u>	<u>Trafford Council/ Private Developer</u>	<u>Private Developer/ Section 106</u>
Development Of Small GP Practice To Supplement Media City Practice (Also Supports Development In SL2)	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement Of The Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU Amp 05-06/ Private Developer

Project	Status	Costs	Phasing	Responsibility	Funding Source
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer
Provision Of A New Canal Crossing Across Manchester Ship Canal	Priority 4	Unknown	Required By 2026	Private Developer	Private Developer

SL2 – Trafford Wharfside

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Direct Pedestrian Link Across Manchester Ship Canal at Mediacity:uk	Priority 1	Approx £10m	Required by 2011	Private Developer	Private Developer
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet To Trafford Park And Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Increase Intake At Kings Road Primary	Priority 2	Unknown	Required By 2016	Trafford Council	Section 106
<u>Increase intake at Old Trafford Primary School (Will also support Development in Policy SL3)</u>	<u>Priority 2</u>	<u>Unknown</u>	<u>Required by 2012</u>	<u>Trafford Council</u>	<u>Section 106</u>
Reinforcement Of Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Improvements To Local Highway Network And Public Transport Provision	Priority 2	As Required By SPD1 <u>In line with Policies L4, L8 and any associated SPDs</u>	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
On-Site Provision Or Contribution Towards Off-Site Provision Of New 2 <u>1</u> Form Entry Primary School (Will Also Support Development In Policy SL3)	Priority 2 <u>3</u>	Approx £7-8m <u>4-5m</u> (plus any land costs)	1-Form Required By 2016, 2 <u>Form By 2021</u>	Trafford Council	Section 106/ <u>Private Developer</u>
On-Site Provision Or Contribution Towards Off-Site Provision Of New Secondary School (Will Also Support Development In Policies SL3 and	Priority 2	Approx £10m (plus any land costs)	Required By 2021	Trafford Council	Private Developer/ Section 106

Project	Status	Costs	Phasing	Responsibility	Funding Source
SL4)					
Provision Of Green Infrastructure and Open Space And/OR Contribution Towards Off-Site Provision	Priority 2	As Required By SPG28/ New-Open Space SPD In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New Indoor/Outdoor Sports Facilities	Priority 2	As Required By SPG28/ New-Open Space SPD In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer
Direct Pedestrian Link Across Manchester Ship Canal at Clippers Quay	Priority 2	Unknown	Unknown	Irwell River Park/ Private Developer	Private Developer/ Section 106
Strategic Processional Route (Sir Matt Busby Way / Waters Reach)	Priority 3	Unknown	Unknown	Local Highway Authority/ MUFC/ Irwell River Park/ Private Developer	Private Developer/ Section 106
Water Taxi	Priority 3	Unknown	Unknown	Private Developer	Private Developer
Development Of Small GP Practice To Supplement Media City Practice (Also Supports Development In SL1)	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement Of The Local Waste Water Treatment Works And Infrastructure	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer

Project	Status	Costs	Phasing	Responsibility	Funding Source
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

SL3 – Lancashire County Cricket Club Quarter

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Increase Intake At Kings Road Primary	Priority 2	Unknown	Required By 2016	Trafford Council	Section 106
<u>Increase intake at Old Trafford Primary School (Will also support development in Policy SL2)</u>	<u>Priority 2</u>	<u>Unknown</u>	<u>Required By 2012</u>	<u>Trafford Council</u>	<u>Section 106</u>
On-Site Provision Or Contribution Towards Off-Site Provision Of New 2 <u>1</u> Form Entry Primary School (Will Also Support Development In Policy SL2)	Priority 2 <u>3</u>	Approx £ 7-8m <u>4-5m</u> (plus any land costs)	1 Form Required By 2016, 2 <u>Form By 2021</u>	Trafford Council	Private Developer/ Section 106
On-Site Provision Or Contribution Towards Off-Site Provision Of New Secondary School (Will Also Support Development In Policies SL2 and SL4)	Priority 2	Approx £10m (plus any land costs)	Required By 2021	Trafford Council	Private Developer/ Section 106
Improvements To Local Highway Network And Public Transport Provision	Priority 2	As Required By SPD1 <u>In line with Policies L4, L8 and any associated SPDs</u>	Required By 2021	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Provision Of <u>Green Infrastructure and</u> Open Space And/Or Contribution Towards Off-Site Provision	Priority 2	As Required By SPG28/ New Open Space SPD <u>In line with Policies R5, L8 and any associated SPDs</u>	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New <u>Indoor/</u> Outdoor Sports Facilities	Priority 2	As Required By SPG28/ New Open Space SPD <u>In line with Policies R5, L8 and any associated</u>	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106

Project	Status	Costs	Phasing	Responsibility	Funding Source
		SPDs			
Improvement of Local GP Practices And Facilities	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Development Of A New Replacement Facility At Stretford Leisure Centre, Including A Swimming Pool, Sports Hall And Fitness Facility	Priority 3	Approx £5-7.5m	Required By 2026	Trafford Council/ Trafford Community Leisure Trust/ Private Developer	Capital & Revenue Funds/ Prudential Borrowing/ Private Developer
A strategic processional route with a high quality public realm area along Warwick Road and Brian Statham Way	Priority 3	Unknown	Unknown	Trafford Council/ Private Developer	Private Developer/ Section 106
Reinforcement Of The Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

SL4 – Trafford Centre Rectangle

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet To Trafford Park And Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Improvements To Local Highway & Strategic Networks And Public Transport Provision	Priority 2	As Required By SPD1 <u>In line with Policies L4, L8 and any associated SPDs</u>	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
On-Site Provision Of Contribution Towards Off-Site Provision Of New Secondary School (Will Also Support Development In Policies SL2 And SL3)	Priority 2	Approx £10m (Plus Any Land Costs)	Required By 2021	Trafford Council	Private Developer/ Section 106
Provision Of <u>Green Infrastructure</u> and Open Space And/Or Contribution Towards Off-Site Provision	Priority 2	As Required By SPG28/ New Open Space SPD <u>In line with Policies R5, L8 and any associated SPDs</u>	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New <u>Indoor/Outdoor</u> Sports Facilities	Priority 2	As Required By SPG28/ New Open Space SPD <u>In line with Policies R5, L8 and any associated SPDs</u>	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Western Gateway Improvement Scheme (WGIS) Project	Priority 2	Unknown	Unknown	HA/ Private Developer	Private Developer/ Section 106/ DfT Funds

Project	Status	Costs	Phasing	Responsibility	Funding Source
Extension Of Metrolink To Trafford Park/Or Some Alternative Form Of Public Transport	Priority 2	Unknown	Unknown	Private Developer	Private Developer/ Section 106
Direct Pedestrian Link Across Trafford Boulevard	Priority 2	Unknown	Unknown	Private Developer	Private Developer/ Section 106
Managed Motorways Scheme – M60 J8 to12	Priority 3	Unknown	Unknown	HA	DfT Funds
Additional Lane To Westbound M60 Between J12 and J15	Priority 3	Unknown	Unknown	HA	DfT Funds
Water Taxi	Priority 3	Unknown	Full Planning Consent, Work Commenced On-Site 2009	Private Developer	Private Developer
Development Of A Branch Surgery With Walk In Centre Service	Priority 3	Unknown	Subject To Phasing Of Development	NHS Trafford / Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement Of The Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU Amp 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer
Renewable Heat Opportunity From Davyhulme WwTW	Priority 4	Unknown	Unknown	United Utilities	United Utilities/ Private Developer/ Section 106

SL5 – Carrington

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Refurbishment Of 132kV High Voltage Electricity Distribution Network Between Barton And Carrington	Priority 1	Unknown	Required By 2011	Electricity Northwest Ltd	ENW Funds
Flixton Road/ Manchester Road Junction Improvement Works	Priority 1	Approx £1.3m	Required By 2011	Local Highway Authority	Integrated Transport Fund/ NWDA / Private Developer/ New Growth Point Fund
860MW Gas Fired Combined Cycle Gas Turbine Generating Power Station	Priority 1	Unknown	Full Consent Granted under the Electricity Act (1989), To Commence On-Site By 2013	Utility Provider	Private Sector
1520MW Gas Fired Combined Cycle Gas Turbine Power Station	Priority 1	Unknown	Awaiting Full Consent under the Electricity Act (1989), To Commence On-Site Between 2013 And 2016	Utility Provider	Private Sector
Carrington Link Road Through The Development Site	Priority 2	Approx £24m	Required By 2017	Private Developer	Private Developer/ Section 106
Improvements To Local Highway Network And Public Transport Provision	Priority 2	As Required By SPD1 <u>In line with Policies L4, L8 and any associated SPDs</u>	Required By 2024	HA/ GMPTE/ Local Highway Authority / Private Developer	Private Developer/ Section 106
On-Site Provision Or Contribution Towards Off-Site Provision Of New 3 <u>2</u> Form Entry Primary School	Priority 2	Approx £10-12m <u>7-8m</u> (plus any land costs)	Required By 2026	Trafford Council	Private Developer/ Section 106
Provision Of <u>Green Infrastructure and</u> Open Space	Priority 2	As Required By SPG28/ New Open	Required By 2026	Trafford Council / Private Developer	Private Developer/ Section 106

Project	Status	Costs	Phasing	Responsibility	Funding Source
And/Or Contribution Towards Off-Site Provision		Space SPD In line with Policies R5, L8 and any associated SPDs			
Improvements To Existing And Development Of New Indoor/Outdoor Sports Facilities	Priority 2	As Required By SPG28/ New Open Space SPD In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Development Of Small GP Practice	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Significant Investment In The Local Waste Water Treatment Assets	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer
Provision Of A New Canal Crossing Across Manchester Ship Canal	Priority 4	Approx £49m	Unknown	Private Developer	Private Developer
Increase intake at existing secondary schools	Priority 4	Unknown	Unknown	Trafford Council	Private Developer