

Trafford Local Plan: Revised Supplementary Planning Document I (SPDI) – Planning Obligations Consultation Statement



7th July 2014



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GUJARATI

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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۔

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1. Introduction

- 1.1. In preparing Supplementary Planning Documents (SPDs), the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, and its adopted Statement of Community Involvement (SCI).
- 1.2. As part of the preparation of the Trafford Core Strategy (Adopted January 2012) the existing s106 arrangements were reviewed, and it was considered that a single Supplementary Planning Document (SPD) provided more certainty and clarity to developers, planners, stakeholders and local residents regarding the basis on which planning obligations will be sought than a series of separate SPDs. The combined SPD constituted a more efficient, effective and transparent process than the previous arrangements and ensured the Council maximised the value of contributions for local communities.
- 1.3. Revised Supplementary Planning Document 1 (SPD1): Planning Obligations 2014 sets out Trafford Council's approach to seeking planning obligations in conjunction with Trafford's Community Infrastructure Levy (CIL) (adopted March 2014, effective from 07 July 2014), for the provision of infrastructure, environmental improvements and affordable housing required as a result of new development. It clarifies the relationship between the different mechanisms that deliver infrastructure, namely, planning conditions, planning obligations and CIL. The revised SPD replaces the previous version of SPD1: Planning Obligations adopted in February 2012.
- 1.4. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.

2. Statement of Community Involvement Review

- 2.1. The Council adopted its Statement of Community Involvement Review in February 2010. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

3. Public Consultation

- 3.1. A copy of Revised SPD1: Planning Obligations was made available for a statutory 6-week public consultation from 13 May to 24 June 2013. A wide range of stakeholders were consulted including landowners, developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of the consultees that were formally invited to comment on the document is available in Appendix 1.
- 3.2. A public notice was displayed in the 13 May 2013 issue of the Manchester Evening News and is available in Appendix 2.

3.3. The SPD and associated documentation was made available for inspection at the following locations:

- On the Council's website: <http://www.trafford.gov.uk>
- Trafford libraries
- Access Trafford offices

Individual copies of the documents were also made available on request.

3.4. Comments were invited in writing, no later than Monday 24 June 2013, either by post to: Strategic Planning & Developments, Waterside House, Sale Waterside, Sale, Greater Manchester M33 7ZF, or alternatively by email to: strategic.planning@trafford.gov.uk.

3.5. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to the Strategic Planning team, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

4. Consultation Responses and Main Issues

4.1. A total of 16 representations were received to the public consultation between Monday 13 May and Monday 24 June 2013. A summary of these representations is available to view in table 4.1 below, together with the Council's response to the points raised.

4.2. The main issues raised were over better clarity on what infrastructure would still be required under planning obligations, what should be delivered by planning conditions and greater flexibility over phasing and payments. These comments have been addressed in the final version of the Revised SPD for adoption. It should be noted that affordable housing will continue to be required through section 106 legal agreement, as the CIL Regulations 2010 (as amended) detail that this sits outside of the scope of CIL.

5. Main Changes to the SPD

5.1. Changes to the SPD have been made in response to many of the representations received and also to reflect changes to the CIL Regulations 2010 (as amended) and the associated statutory guidance. The main changes are summarised as follows:

- Providing additional clarity on what infrastructure will be provided through CIL and what will continue to be required through planning obligations.
- Further clarification regarding requirements for the provision of infrastructure, flexibility and the appropriateness to deal with developments on a site by site basis and what is meant by site specific mitigation.

Table 4.1 Summary of representations and the Council’s response

No.	URN	Name	Company	Agent	Comments	Council response
1	SPD	Richard Clowes	TFGM		<ul style="list-style-type: none"> Recommend a references section in SPD to include TfGM “ Transport for Sustainable Development: A guide for Developers plus other documents Clarify what infrastructure paid for by CIL/S106/278. All could be used. Plus add existing footpaths, cycle routes. Also S278 includes traffic signals and or controlled pedestrian crossings 	<ul style="list-style-type: none"> The SPD now includes a references section Additional clarification has been included within the SPD regarding the most appropriate methods of securing and delivering infrastructure.
2	SPD	Sabaa Ajax	United Utilities		<ul style="list-style-type: none"> No specific comments 	<ul style="list-style-type: none"> Noted.
3	SPD	Sean McBride	Persimmon		<ul style="list-style-type: none"> Council should consider infrastructure that is most critical. Schemes deemed marginally viable could be deliverable if planning obligations relaxed certain provisional requirements Affordable housing in hot markets too high. Recommend 20%. Agree with 5% in cold market. Consider 50:50 split intermediate/social should have higher proportion of intermediate. Element of flexibility Allowing for on-site open space on units of 100 could be unviable. Need flexibility of off-site. 	<ul style="list-style-type: none"> Additional clarification has been included within the SPD regarding the most appropriate methods of securing and delivering infrastructure. The levels and tenure split for the provision of affordable housing are established within Policy L2 of the Trafford Local Plan: Core Strategy. Flexibility for actual provision of affordable housing is allowed for on a site by site basis. The provision of open space will be determined on a site by site basis in conjunction with the design and landscaping of a scheme. The SPD allows for off-site provision of open space in exceptional circumstances.
4	SPD	Sarah Jones	Sainsbury’s	Turley Associates	<ul style="list-style-type: none"> Further clarification needed on what requirements will be treated as “site specific”. Potential overlap with CIL as SPD states developments may be required to contribute to transport infrastructure, GI and flood defences. 	<ul style="list-style-type: none"> Additional clarification has been included within the SPD regarding the most appropriate methods of securing and delivering infrastructure.
5	SPD	Andrew Thorley	Taylor Wimpey	Nathanial Lichfield	<ul style="list-style-type: none"> Welcome reference to no “double charging”. Welcome table 3.1 but note that contributions to GI 	<ul style="list-style-type: none"> Additional clarification has been included within the SPD regarding the

No.	URN	Name	Company	Agent	Comments	Council response
					<p>and open space should not be made when they are provided on-site.</p> <ul style="list-style-type: none"> • Object to paragraph 3.9 on viability information not being accepted during course of application. On large applications subject to legal agreements circumstances can change. Welcome inclusion of method to review viability after permission granted. • Affordable housing split should be 75% intermediate 50% rented. Evidence underpinning the 50:50 split is out of date. SPD needs more flexibility on site by site basis to agree tenure split. • Sub market splits in CIL and SPD should be the same. Streford is in moderate area in SPD but cold in CIL. • Object to paragraphs 4.10 - 4.12 adopting flexible approach to affordable housing based on market conditions as contrary to L2. • Paragraph 4.19 outlines that provision of 2-bed accommodation should be provided for practicality and flexibility of future use, where 1-bed accommodation is required by the market, this is not justified or in line with recent government welfare policy (bedroom tax). • Object to paragraph 4.33 promoting use of Buildings for Life Indicators as this is not based on robust evidence base. • Welcome paragraph 4.86 but need more emphasis that if adequate planting etc. on site no requirement for further contributions. • Support paragraph 112, if robust evidence to support need for sports provision. • Support for other obligations if justified by evidence, required by development plan and do not affect viability. 	<p>most appropriate methods of securing and delivering infrastructure.</p> <ul style="list-style-type: none"> • It is expected that applicants will know whether viability is likely to be an issue prior to the submission of a planning application, and this information should be shared as soon as possible in order to expedite the planning process. • The split for intermediate and social/affordable rented properties is set out in Policy L2 of the Core Strategy. Flexibility for actual provision is allowed for on a site by site basis. • The zones for CIL are different from that for affordable housing as the CIL viability work is based on fine-grained residential sales values in each area. • Policy L2 clearly makes references to “normal market conditions” for the application of the policy, and flexibility of approach is of benefit to developments during poor market conditions. • The size and mix of housing provision is set down in Core Strategy Policy L2. • The Buildings for Life Indicator has been removed and reference is instead being made to the Homes and Communities Agency’s Design and Quality standards. • The SPD has been amended to improve clarity regarding requirements for Green Infrastructure, Sports provisions and consideration of viability.

No.	URN	Name	Company	Agent	Comments	Council response
6	SPD	Mel Gibson	GM Chamber of Commerce		<ul style="list-style-type: none"> • The SPD should make it clear that if a development accords with a development plan policy and is acceptable in all other respects there is no need for a planning obligation. If one is needed to mitigate harm the Council must make clear what the harmful impact is and what is necessary in order to mitigate that harm; and the amount of contribution required must be reasonable. • Applicants should not be required to go to the expense of instructing solicitors to prepare and draft a legal document at the time of submission and before they know whether or not the Council are going to approve their application in the first place. Nor should they be required to undertake to pay the Council's legal fees before they know the extent of work involved and what those fees will be. These requirements are simply unnecessary and unreasonable. • Support ability to challenge a planning obligation on grounds of economic viability, but evidence submitted should be given consideration by an independent body. • Section 4 of the document on 'Planning Obligation Guidance' appears prescriptive, overlong and burdensome. It is requested this be more succinct • We ask that the amount of contribution more closely reflects the likely impacts of the development that require mitigation through planning obligations 	<ul style="list-style-type: none"> • The tests as set out in NPPF for when a planning obligation is required have been included within the SPD to emphasise the council's approach to securing planning obligations. • Applicants are advised to contact the planning department at an early stage to establish whether a legal agreement may be required. • The analysis of economic viability may be undertaken by an external party, however the final decision and the extent to which this information is taken into account must be made by the Council, taking into account other relevant material considerations. • The text of the SPD has been made more succinct to improve clarity. • The use of planning obligations is to mitigate the impacts of development and will therefore directly reflect the scale and costs of these needs.
7	SPD	Paul Daly	Sport England		<ul style="list-style-type: none"> • There is a typing error in the technical note calculation at paragraph 1.5 the figure should be £125,000 per hectare. • Costs should be updated in the technical note at paragraph 1.6 from £10,007.63 per sq metre to £12,503.82 per sq m of waterspace. 	<ul style="list-style-type: none"> • The information within the SPD and supporting SPD technical notes have been consolidated into a single document, where these errors have been corrected.

No.	URN	Name	Company	Agent	Comments	Council response
8	SPD	Janet Baguley	Natural England		<ul style="list-style-type: none"> The reference to GI is supported. It is expected GI infrastructure is to be taken into account in CIL and a rating of essential and desirable attached with explanation of what this means and how it will be delivered. 	<ul style="list-style-type: none"> More information on the delivery of GI will be provided through the emerging Land Allocations Plan.
9	SPD	Dan Mitchel	RLAM	Barton Wilmore	<ul style="list-style-type: none"> Support the approach in the SPD in general terms and the need for development proposals to contribute to public open space, transport and GI. Would see majority of infrastructure for Davenport Green being funded through CIL rather than S106. The Council's intention to monitor CIL and progress a review where appropriate is supported. It is considered some of the infrastructure for Davenport Green will also be needed to facilitate HS2 and this should be included on an amended Regulation 123 list in due course. 	<ul style="list-style-type: none"> More information on the delivery of GI will be provided through the emerging Land Allocations Plan. Work on the emerging Land Allocations Plan will identify supporting infrastructure required at Davenport Green and other key sites, this work will help to inform a review of the Regulation 123 List in due course. The Regulation 123 list will be subject to additional consultation prior to being updated in 2015/16.
10	SPD		Emery		<ul style="list-style-type: none"> Further clarification needed on what transport schemes are considered to be strategic and what are local. Contributions to specific GI should be deleted from S106 and collected via CIL. It will be difficult in terms of pooling and clarification is needed on where money collected from this GI policy is actually spent. More detail needed on Strategic GI proposals so no duplication. There are no calculations to ascertain if the addition of a contribution to outdoor sports for developments over 300 units is viable. No information on when a site specific flood defence is required and where there are any strategic schemes. Site specific should be works on-site and not S106. Other planning obligations could be included on the 	<ul style="list-style-type: none"> Additional clarification has been included within the SPD regarding the most appropriate methods of securing and delivering infrastructure. The Regulation 123 list provides information on what projects and types of infrastructure will be funded by CIL. Specific GI will be delivered on-site other than in exceptional circumstances. An allowance of £1000 per residential unit (£2000 for large scale residential development) for S106 contributions was included when setting the CIL rates, this takes into account the provision of outdoor sports. The CIL charging schedule has been subject to independent examination.

No.	URN	Name	Company	Agent	Comments	Council response
					Regulation 123 list. More information needed on these. Viability of CIL cannot be thoroughly assessed until level of contributions for all aspects of development is known.	Subject to modifications, the Examiner found the charging schedule to be an appropriate basis for collection of the levy in the area.
11	SPD		Thompson Planning Partnership	Shell	<ul style="list-style-type: none"> Greater transparency is required when setting CIL rates and there should be ability for the developer to pay CIL by providing infrastructure in kind. Should be a case to pay CIL in phases in strategic locations such as Carrington, where development will be delivered over a number of years. Should be a forth Element to instalments policy to allow for payments to be made in kind as well as the repayment period reflecting more extended timescales for delivery of large scale developments. Maximum repayment period currently proposed is only 18 months at present. 	<ul style="list-style-type: none"> The ability for a developer to provide infrastructure in kind is a mechanism that is allowed for through the CIL regulations as amended. The instalments policy has been revised in line with comments received, to provide greater flexibility for paying the levy in line with the CIL regulations.
12	SPD	Jeremy Williams			<ul style="list-style-type: none"> Consider the SPD is premature in advance of publication of the Land Allocations Plan. More consideration needed on the instalments policy in relation to delivery of Strategic Locations. 	<ul style="list-style-type: none"> The SPD supports the implementation of the adopted CIL Charging Schedule. The instalments policy has been revised in line with comments received, to provide greater flexibility for paying the levy in line with the CIL regulations.
13	SPD	Clare Morgan	Oldham Council		<ul style="list-style-type: none"> No comments. 	<ul style="list-style-type: none"> Noted.
14	SPD	Helen Telfer	Environment Agency		<ul style="list-style-type: none"> Support the revised SPD and the reference to flood defence infrastructure. 	<ul style="list-style-type: none"> Noted.
15	SPD	John Suckley	Nikal Ltd	How Planning LLP	<ul style="list-style-type: none"> It is essential that viability and phasing are key considerations in the calculation of planning obligations and that developments should be assessed on an individual basis. The flexibility of planning obligations is welcomed provided that they sit comfortably alongside CIL contributions and do not lead to so called 'double dipping'. 	<ul style="list-style-type: none"> All information relating to CIL and the various charges for different types of development will be made available on the Council's website: www.trafford.gov.uk. It is reasonable and not overly onerous for developers to contact the Council to organise a refund, this also ensures

No.	URN	Name	Company	Agent	Comments	Council response
					<ul style="list-style-type: none"> It is essential that all payments required by the Council in relation to proposed developments are transparently presented to developers at the pre-application stage to enable its implications on viability to be suitably assessed. This should include a specific cost breakdown of CIL and Planning Obligations payments together with phasing provisions. Support the proposed approach to refunding monies not spent within the pre-determined time period. However, it is suggested that the mechanism for refunds could be revised to remove the requirement for developers to request a refund in favour of a more transparent system whereby the council return all unspent monies to the developer following expiry of the prior agreed time period. Appropriate provisions for viability and phasing of payments are essential in protecting the deliverability of large scale regeneration schemes and should be set out clearly in the councils revised SPD1. 	<p>that the council is furnished with correct contact details of the party in question.</p> <ul style="list-style-type: none"> The SPD includes provisions for the consideration of viability and phasing of payments, both of which will be considered on a site by site basis.
16	SPD	John Suckley	Prospect (GB) Ltd	How Planning LLP	<ul style="list-style-type: none"> It is essential that all payments required by the Council in relation to proposed developments are transparently presented to developers at the pre-application stage to enable its implications on viability to be suitably assessed. This should include a specific cost breakdown of CIL and Planning Obligations payments together with phasing provisions. Support the Council's proposed approach to refunding monies not spent within the pre-determined time period. However, it is suggested that the mechanism for refunds could be revised to remove the requirement for developers to request a refund in favour of a more transparent system 	<ul style="list-style-type: none"> All information relating to CIL and the various charges for different types of development will be made available on the Council's website: www.trafford.gov.uk. It is reasonable and not overly onerous for developers to contact the Council to organise a refund, this also ensures that the council is furnished with correct contact details of the party in question. The SPD includes provisions for the consideration of viability and phasing of payments, both of which will be considered on a site by site basis.

No.	URN	Name	Company	Agent	Comments	Council response
					<p>whereby the Council return all unspent monies to the developer following expiry of the prior agreed time period</p> <ul style="list-style-type: none"> • Appropriate provisions for viability and phasing of payments are essential in protecting the deliverability of residential schemes and should be clearly set out in the Councils revised SPD1. 	

Appendix 1 – List of Consultees

A. Ahmed
A. Clowed
A. Darlington
A. Dhand
A. Jenkins
A. Purdy
A. Rowe
A. Shillaker
Adactus Housing Association
Addleshaw & Goddard
AECOM
Agden Parish Meeting
Age UK
AGMA
Aldi Stores Ltd
Altrincham & Bowdon Civic Society
Altrincham & Sale Chamber of Commerce
Altrincham Association Football Club Ltd
Altrincham Chamber of Commerce, Trade, Industry
Altrincham Forward
Altrincham Town Centre Partnership
Alyn Nicholls & Associates
AMEC Plc
Amstone Developments Ltd
Ancient Monuments Society
Arawak Walton Housing Association
Arcon Housing Association
Arcus Consulting
Arley Homes
Ashley Parish Council
Ask Property Developments
Atisreal Ltd
Atlas Heating Supplies Ltd
B. Crichton
B. Garner
B. Hilton
B. Shannon
Barratt Manchester
Barton Willmore
Basell Polyolefins UK Ltd
Bell Ingram Design Limited
Bellway Homes Ltd
Ben Bailey Homes
Biffa Group
Bloor Homes
Bolton Council
Bowdon Conservation Group
Bridgewater Canal Company

Bridgewater Meeting Room Trust
British Chemical Association (BCA)
British Telecom
Broadway Malyan
Brookhouse Group
Bruntwood
Bury Council
C. Mitchell
C. Narrainen
Carlton Lawn Tennis Club Ltd
CA Planning
Caldecotte Consultants
Campaign for Real Ale
Capita Symonds
Carrington Business Park Limited
Carrington Parish Council
Carter Jonas
CBRE
Cheshire East Council
Cheshire West and Chester Council
Cheshire Wildlife Trust
Childrens Trust Board
Chris Thomas Ltd
Church Commissioners for England
City Airport Limited (Manchester Barton)
City Branch c/o Drivers Jonas Deloitte
City of Salford
Citybranch Group Ltd
Cityheart
Colliers CRE
Colliers International
Community Cohesion Community Forum
Council for the Protection of Rural England
Countryside Properties (Northern) Ltd
County Archaeologist
CPRE (North West)
CPRE Trafford District Executive Committee
Cunnane Town Planning LLP
CWS Property Group
Cyclist Touring Club
D. Cross
D. Moreton
Dalton Warner Davis LLP
David L Walker - Chartered Surveyors
David Lock Associates
DB Schenker Rail (UK) Ltd
De Pol Associates (on behalf of Northern Trust Co Ltd)
Decathlon UK Ltd
Denis Wilson Partnership
Denton Wilde SAPTE

Department for Communities and Local Government
Department for Transport (Rail Group)
Department for Work and Pensions
Development Planning Partnership
Devplan UK
Disabled Persons Transport Advisory Committee
DPDS Consulting Group
DPP
DPP on behalf of Derwent Holdings Ltd
Drivers Jonas Deloitte
DTZ
Dunham Massey Parish Council
E. Clarke
E. Shorto
E. Thompson
E. Turner
E.ON UK c/o The Planning Department
Edmund Kirby (on behalf of JD Davidson)
EKOS
Electricity North West
Emery Planning Partnership
English Heritage
Environment Agency
Environment Partnership
Estates, Non-trading Planning
Ethnic Minority Outreach Project
Euan Kelly Property Solutions Ltd (on behalf Mary Davey)
FFT Planning, Friends, Families and Travellers
Firstplan on behalf of Frobisher Ltd
Forestry Commission
Frank Marshall & Co.
Freightliner Ltd
Friends of Longford Park
Friends of Old Trafford
Friends of the Earth
Fusion Online Limited
G E Middleton & Co Ltd
G M Environment Team
G. Dolan
G. Taylor
Gee Squared
General Aviation Awareness Council
Gerald Eve LLP
Gerald Knight Associates
GGP - Old Trafford
GL Hearn
GL Hearn (on behalf of Tesco Stores Ltd)
GM Archaeological Advisory Service
GM Chamber of Commerce
GM Combined Authority

GM Ecology Unit
GM Fire and Rescue Service (Trafford)
GM Local Enterprise Partnership
GM Local Nature Partnership
GM Minerals & Waste Planning Unit (Urban Vision Partnership Ltd)
GM Pedestrian Association
GM Police
GM Probation Trust
GM Waste Disposal Authority
GMITA (Greater Manchester Integrated Transport Authority)
Graham Hitchen Associates
Great Places Housing Group
Greater London Authority
Greater Manchester Cycling Campaign
Greater Manchester Integrated Support Team
Greater Manchester Police Authority
Greater Manchester Waste Disposal Authority
Gregory Gray Associates
Guest Garsden
GVA
H. Booth
H. Fogg
Halcrow Group Transport
Hallam Land Management Ltd
Harbert Management Corporation
Harvest Housing Association
HCA Warrington
Health and Safety Executive
Health and Wellbeing Board
Health and Wellbeing Thematic Partnership
Heslip Architects and Surveyors
Higham & Co
Home Builders Federation
Homes and Communities Agency (HCA)
HOW Clients c/o How Planning LLP
How Commercial Planning Advisers
HOW Planning LLP (on behalf of Nikal Limited)
HOW Planning on behalf of United Utilities Property
Howard Holdings
I. Dolan
I. Nicholas
I. Quigley
Indigo Planning Ltd
Intu Properties plc
Irwell Valley Housing Association
J. Arrowsmith
J. Collins
J. Crews
J. Dolan
J. Etchells

J. Fitzgerald
J. Norbury
J. North
J. Ryan
J. Stuart
J. Townsend
J. Trueblood
J. Waghorne
J. Williams
J10 Planning
JASP Planning Consultancy Ltd
Jones Lang Lasalle
JWPC Limited
K. Dunbar
Keep Chorlton Interesting
Kelloggs
King Sturge & Co
King Sturge LLP
Kirkland Developments
Kirkwells Town Planning & Sustainable Development Consultant
Knight Frank LLP
L&M Limited
L. Alexander
L. Cuerden
L. Green
L. Salkeld
Lafarge Aggregates
Lambert Smith Hampton
Lancashire County Cricket Club
Lancashire County Gardens Trust
Learning and Skills Council (Greater Manchester)
Leith Planning
Lidl Uk
Little Bollington Parish Meeting
Local Skills Council
L'Oreal
LSP Developments
Ludlam Associates
Lymm Parish Council
M. Dobson
M. Eastwood
M. Gill
M. Russell
M. Sheridan
M. Walsh
M. Woodward
Manchester Airport Group
Manchester City Council
Manchester Friends of the Earth
Manchester Meeting Room Trust

Manchester Ship Canal Company
Manchester United Football Club
McInerney Homes North West
Merepark
Meyler Denton Hockey
Michael Sparks Associates
Ministry of Defence (MOD)
Mobile Operators Association
Morris Developments
Morris Homes (North Ltd)
Morrison Property Services
Mosaic Town Planning (on behalf of Stevenor Invest)
Mosscaire Housing
MP Altrincham & Sale West
MP Stretford & Urmston
MP Wythenshawe & Sale East
MPSL Design (on behalf of Homestar Investments Ltd)
Mulbury Homes
N. Boran
N. McQuaid
N. Rashid
Nathaniel Lichfield & Partners
National Grid
National Grid
National Trust
Natural England
Natural England
Network Rail
Network Rail Infrastructure Ltd
New Earth Solutions Group Ltd
NFU
NHS North West
Nikal
NJL Consulting
North West Ambulance Service NHS Trust
North West Regional Leaders Board
Northern Spirit Ltd
Nuclear Electric Ltd
Office of Rail Regulation
Old Trafford and Gorse Hill Partnership Board
Old Trafford Liaison Group
Oldham MBC
P Fahey & Sons
P. Haslam
P. Jeffries
P. Johnson
P. Robinson
P. Thompson
P. West
Partington Town Council c/o Library

Passenger Focus
Peacock & Smith
Peak & Northern Footpaths Society
Peel Holdings
Peel Land and Property Limited
Persimmon Homes Lancashire
Persimmon Homes Northwest
Peter Cunliffe Chartered Surveyors
Petros
Pioneer Property Services
Planning Aid
Positive Partington Partnership
Property Alliance Group Limited
R. Blair
R. Gulati
R. Hardwick
R. Hurley
R. Irvine
R. Townsend
R. Wilshaw
Rail Freight Group
Rail Passengers Council
Ramblers Association (Manchester & High Peak)
Randle White Ltd
Rapleys LLP
Red Rose Forest
Redrow Homes (NW) Ltd
Regeneris Consulting Ltd
Ringway Parish Council
Riverside Housing ECHG
Rixton with Glazebrook Parish Council
Rochdale MBC
Rostherne Parish Council
Royal Mail (c/o DTZ)
Royal Mail Group Legal (Real Estate)
S. Doggrell
S. Farndon
S. Jankin
S. Millward
S. Nichols
S. Shamash
S. Taylor
S. Trenchard
Safer Trafford Partnership
Sainsburys
Sale Civic Society
Sale FC Rugby Club
Sale Town Centre Partnership
Salford & Trafford Health Authority
Sanderson Weatherall LLP

Savills
Scott Wilson Consultants
SEGRO
Selbourne Group Ltd
Senior Community Action
Shell (UK) Ltd
Shell Chemicals UK Ltd
Shell International Ltd
Shell UK Pipelines
Shire Consulting (on behalf of Barclays Bank)
Smiths Gore
SP Energy Networks
Sport England
Sport England North West
St Modwen
St Vincent's Housing Association
Steer Ethelston Rural Ltd
Steven Abbott Associates
Stockport MBC
Storey Sons & Parker
Strategic Housing Partnership
Strategic Planning Advice Ltd
Stretford Town Centre Partnership
Strong Communities
Strutt & Parker LLP
Sustrans
T. Hague
T. Halpin
T. Shorto
Targetfollow
Taylor Wimpey UK Limited
Taylor Young
Temple Group
Tesco
The Cedar Rest Home Ltd
The Church of England Diocese of Chester
The Church of England Diocese of Manchester
The Coal Authority
The Confederation of British Industry
The Co-operative Group
The Co-operative Property Division
The Crown Estate C/O 75th Barton Wilmore
The Emerson Group
The Highways Agency
The Kellogg Building
The National Federation of Gypsy Liaison Group
The National Trust (North West Region)
The Order of Friars Minor Conventual
The Planning Bureau Limited
The Planning Bureau Limited (on behalf of McCarthy and Stone)

The Theatres Trust
Thomas Eggar LLP
Thomson Planning Partnership
Tim Claxton Property Ltd
Timperley Civic Society
Trafford College
Trafford Disability Advisory Group
Trafford Economic Alliance Partnership
Trafford Green Party
Trafford Housing Trust
Trafford Leisure Trust
Trafford NHS
Trafford Park Business Neighbourhood
Trafford Primary Care Trust
Trans-Pennine Trail
Transport for Greater Manchester
Transport for London
Traveller Law Reform Project
Tribal MJP
Trinity Architecture
Turley Associates
Tushingam Moore
United Co-operatives Ltd
United Utilities
Urban Splash Ltd
Urbanistics, Paul Butler Associates
Urmston Town Centre Partnership
V. Legg
V. Partridge
Viridor Waste Management
Voice of BME Trafford
Wainhomes NW Ltd
Walton & Co
Warburton Parish Council
Warrington Borough Council
White Young Green Planning
Wigan Council
Williams Tarr Developments
Woodland Trust
Woolston Parish Council
WYG Planning

Appendix 2 – Local Advertisement

TRAFFORD BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning) (England) Regulations 2012

Supplementary Planning Document – Regulation 12 Public Participation

Proposed title of the Supplementary Planning Document
Revised SPD 1 Planning Obligations – Consultation Draft

Proposed subject matter and area of the Supplementary Planning Document
Revised SPD 1 Planning Obligations – Consultation Draft

This SPD sets out the proposed approach to seeking planning obligations from developers proposing new development in the borough after the adoption of the Community Infrastructure Levy. It sets out the rationale for seeking those obligations and the system proposed to manage and monitor the collection and spending of developer contributions.

Period within which representations on the proposals may be made
Representations may be made between Monday 13th May and 5.00 p.m. on Monday 24th June 2013.

Address to which representations must be sent
Written representations should be submitted to the Strategic Planning & Developments team, Waterside House, Sale Waterside, Sale M33 7ZF (e-mail: strategic.planning@trafford.gov.uk, fax: 0161 912 3128, online facility: www.trafford.gov.uk).

Notification of Adoption
Any representations may be accompanied by a request to be notified at a specified address of the adoption of the Supplementary Planning Document.

Inspection Arrangements
Copies of the Supplementary Planning Document – Revised SPD 1 Planning Obligations – Consultation Draft are available for public inspection at all public libraries/Access Trafford offices in Trafford, and at Trafford Town Hall reception, during normal opening hours. The documents can also be found on the Council's website, www.trafford.gov.uk. If needed, summary material can be made available in large print, Braille and other languages.

For further information please contact the helpline on 0161 912 4475.

Rob Haslam – Strategic Planning Manager