

TRAFFORD METROPOLITAN BOROUGH COUNCIL

Report to: The Deputy Chief Executive in consultation with the Executive Members for Strategic Planning, Property and Prosperity and Technical Services.
Date: 28th February 2007
Report for: Decision
Report of: The Manager for Strategic Planning and Developments

Report Title

Supplementary Planning Document - A56 Corridor Development Guidelines
Approval to changes to the Draft SPD and Adoption of the SPD

Summary

This Supplementary Planning Document (SPD), proposed for inclusion in the new development plan (the Trafford Local Development Framework), sets out how the Council will enable improvements along the A56 through the provision of guidance to landowners, developers, architects, engineers, planners and other stakeholders.

The draft document was approved for formal public consultation by the Council Executive on the 23rd October 2006. The Draft SPD has been amended in response to the 34 representations made during the public consultation. Approval of the changes and formal adoption of the revised SPD is now sought.

Recommendation(s)

That the Deputy Chief Executive in consultation with the Executive Members for Strategic Planning, Property and Prosperity and Technical Services: -

- i) Approve the changes made to the attached SPD to incorporate comments made during the public consultation period.
- ii) Formally adopt and publish the final SPD to be used as a material consideration in the planning process.

Contact person for access to background papers and further information:

Name: Dennis Smith Strategic Planning and Developments Manager Extension: 4557

Background Papers:

Adopted Revised Trafford UDP 2006

1. Background

- 1.1 The Executive received a report on the 23rd October 2006 outlining the main features of the SPD.
- 1.2 The draft SPD was subject to a six week public consultation period between the 31st October 2006 and 11th December 2006. A letter was sent to all the statutory consultees, residents and businesses along the A56 and other consultees in line with the procedure for Local Development Framework Documents and the Council's Statement of Community Involvement. The Draft SPD was also made available on the website, libraries, etc.
- 1.3 34 separate individuals or organisations made representations during the consultation period. These were summarized and made available on the Council's website in December 2006.

2. Summary of the comments made to the SPD

- 2.1 A copy of the report showing all the comments made and the TMBC response to these is attached.
- 2.2 Many of the responses received supported the principle of improving the environment and properties along the A56 and of conserving existing attractive features, particularly in terms of the historic townscape and the character of the rural stretches. A significant number of respondents were concerned about issues such as Congestion Charging, reducing speed limits, bus services, etc. which were beyond the scope of the guidance in this Supplementary Planning Document.
- 2.3 The biggest single issue to arise from the consultation, identified by a number of different respondents is their concerns relating to the subways around Stretford Town Centre. The majority of respondents on this issue proposed that the subways should be removed and replaced with at-grade crossings. In response, it was stated that due to serious concerns over the safety for pedestrians and the significant cost of filling in the subways and reconfiguring the carriageway, the Council has resolved not to pursue a pedestrian crossing scheme for this junction at this time. Paragraph 6.6 of the SPD includes a general commitment to improve crossing facilities in the 3 town centre which would cover Stretford and the underpasses. However, the ability to resolve the problem of the underpasses is beyond the scope of this SPD and would be best dealt with through the Local Transport Plan.
- 2.4 Other comments made were concerned with a variety of issues, particularly in terms of improvements for cyclists, specific junction works, specific opportunity sites, environmental quality and links to green spaces.

3. Summary of the changes made to the SPD

- 3.1 The proposed changes to the SPD were sent to the stakeholder group which contributed to the preparation of the draft SPD for their comments. This group consisted of a range of Council officers, GMPTE, Red Rose Forest and the Chairs of the Transport and Environment Strategic Partnerships.
- 3.2 A variety of changes were made to improve the technical guidance in the document, particularly in terms of cycling facilities, water quality, the policy framework and to clarify how the guidance within each of the four themes relates to each other. Another site (at 214 Manchester Road, Broadheath) was added as a Potential Opportunity Site.
- 3.3 A copy of the Proposed Adopted SPD incorporating all the changes is attached to this report.

4. Publication of the proposed changes and Adoption Procedure

- 4.1 The attached table Consultation Report and Proposed Adopted SPD was sent to the 34 respondent consultees on the 19th of February 2007.
- 4.2 Following approval of the SPD a notice of adoption will be published in order to comply with the provision of the governing legislation (the Planning and Compulsory Purchase Act 2004). The SPD will then be a material consideration in determining Planning Applications.
- 4.3 The table of comments and responses will be made available on the Council website at this time.

Financial Implications:	<p>The majority of the improvements identified within the SPD will be funded by the private sector through new development and increased maintenance of properties.</p> <p>The SPD also proposes that Section 106 monies collected from developments immediately adjoining the A56, particularly through the Council's existing policies for the Community Forest and developer contributions to highway and public transport schemes, should be directed to improvements in the street scene, safety & accessibility and green infrastructure along the route.</p>
Legal Implications:	<p>In order to ensure improvements to the identified opportunity sites and frontages, the Council will, in some cases and only as a last resort after negotiation with the relevant landowners, use its powers of Compulsory Purchase in order to bring forward development. In similar circumstances, where there is a need to clean or refurbish certain properties, the Council will consider the use of powers under Section 215 of the TCPA 1990 and other appropriate legislation in order to secure improvements.</p>

Human Resources Implications:	None
Asset Management Implications:	Some of the sites and properties identified for improvement are within the ownership of the Council. The adoption of the SPD would commit the Council to improving or redeveloping the identified properties.
E-Government Implications:	The comments and TMBC responses and the adopted SPD will be available on line.
This decision links to the following corporate Objective(s)	<ul style="list-style-type: none"> • To increase the safety of individuals and communities • To support local business and regeneration • To improve the cleanliness of and sustainability of the local environment and the condition of the highway network. • To support diversity and promote equal access to facilities. • To improve access to sports, arts and leisure facilities

Options

Further consultation on this SPD was not considered necessary. PPS12 advises that once an Authority has considered the representations received on a Draft SPD and made changes as a result it should proceed to adopt the document.

Consultation

Full consultation has been taken as detailed in the report. This is in line with the Councils published Statement of Community Involvement which sets out consultation arrangements for the production of new planning documents.

Reasons for Recommendation

The recommendation is needed in order to comply with statute requirements concerning the preparation and adoption of Local Development Framework Documents.

Finance Officer Clearance (type in initials).....*JS*.....

Legal Officer Clearance (type in initials) *JL*.....

DEPUTY CHIEF EXECUTIVE SIGNATURE



EXECUTIVE MEMBER FOR STRATEGIC PLANNING, PROPERTY AND PROSPERITY SIGNATURE.....

Stephane Gode

THE EXECUTIVE MEMBER FOR TECHNICAL SERVICES SIGNATURE.....

M.R.C.

M.R. COLLEGE

6/03/07.