



# **TRAFFORD**

## **COUNCIL**

### **Trafford Council response to RLAM – further suggested changes to Policy W1 and R4 - September 2011**

**23rd September 2011**

## **Introduction**

Subsequent to issuing CD12.100, in which the Council responded to two issues raised by Royal London Asset Management (RLAM), the Council is now in a position to present to the Examination a series of further changes to both Policies R4 and W1. These changes are proposed as additional to those presented within the suggested changes schedule (CD12.4) at S300.56, S300.57 and S300.58. These incorporate both those changes consulted upon in July 2011 through CD12.95 and those that were proposed in response to the draft NPPF (CD12.98.1, 12.98.2, and 12.98.3).

The Changes are being proposed by the Council in order to address a number of concerns raised during the consultation. Specifically they are being presented to address concerns raised by both RLAM and the Highways Agency through their representations (CD12.95.15 and CD12.95.10 respectively).

The Council does not consider that the changes presented in this document would alter the overall thrust of the Council's policy position. It does not therefore consider that, should these further revisions to the Plan be accepted by the Inspector, there would be significant procedural implications following the completion of the Examination Hearing sessions on the 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> September.

## **Sustainability Appraisal**

A Sustainability Appraisal (SA) was carried out for both Policies R4 and W1 to inform the July 2011 consultation. The further SA of R4 showed improved scores in the long term against the economic objectives and objectives covering infrastructure and regeneration benefits. Although the scores did not change, the appraisal showed a lower certainty to the objective of conserving land resources and protecting the landscape. The main change in the further SA of W1 related to the certainty of the scoring associated with Objective EC4, Town Centres, from "High" to "Medium".

The Council's SA consultant has considered the scope of the further changes being proposed in light of the responses to the consultation and the National Planning Policy Framework and has concluded that there are no effects on the SA scorings and comments. The Council does not therefore consider that it is necessary to submit a further SA at this stage (Examination) in the preparation of the Core Strategy.

## Policy W1

In relation to Policy W1, the Council proposes to add a new paragraph between Policy W1.9 and Policy W1.10 as follows. Subsequent paragraph numbers will change. This change is identified as S300.111 in the suggested changes schedule (CD12.4)

W1.10 In addition to the employment development shown in Table W1, land at Davenport Green is identified in Policy R4 as having potential for an exemplar, very high quality B1 business / office development in order to support growth at Manchester Airport City and/or Medipark.

It is proposed to delete the following text from the first sentence of the following paragraph as follows, this change is identified as S300.112 in the suggested changes schedule (CD12.4):

W1.11 Outside of these places and any smaller sites identified within the Land Allocations DPD, the Council will only permit employment uses ~~(including development proposed to support economic activity associated with Manchester Airport)~~ provided that it is in accordance with other policies in the Development Plan for Trafford and that:

- It will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3;
- It promotes the use of derelict, vacant or under-used previously developed land and;
- ~~The sites~~ It will be accessible by a range of alternative modes other than the private car.

It is proposed that the following new paragraph is included within the supporting text, this change is identified as S300.113 in the suggested changes schedule (CD12.4), subsequent paragraph numbers will change:

18.10 The identification of land at Davenport Green as having potential for an exemplar, very high quality B1 business / office development in order to support growth at Manchester Airport City and/or Medipark reflects the unique status of Davenport Green in Policy R4 as a Countryside designation outside of the Green Belt, protected from development until such time that strict criteria are met.

How these changes fit within the context of the whole of Policy W1 including all other previous suggested changes are shown in Appendix A.

**Policy R4**

The following change is proposed to Policy R4.3 and will be included in the suggested changes schedule (CD 12.4) as S300.108

R4.3 The Council will protect the land at Davenport Green as detailed in Appendix 2 from development unless it can be demonstrated that it is required for an exceptionally exemplar, very high quality, deliverable and sustainable B1 business/office employment related development.

The following change is proposed to Policy R4.4 and will be included in the suggested changes schedule (CD 12.4) as S300.109

R4.4 Development on this land will only be permitted where it can be demonstrated that:

- ~~It is in accordance with other policies in the Development Plan for Trafford;~~
- There is a need for such development to support the ~~future expansion~~ growth of Airport City or the MediPark proposals at the University Hospital South Manchester, or that a need has been generated by a significant change to the economic context of the region as a result of either the growth of Airport City or the MediPark;
- The opportunity will deliver substantial new investment and employment to the sub-region;
- It is in accordance with national guidance;
- There is a comprehensive scheme for the development of the whole site;
- It would contribute significantly to the Plan's objectives, including the sustainable economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3;
- The site will be accessible by a range of alternative modes other than the private car;
- The 99ha of land surrounding the development site will be protected, enhanced and managed for ecological interest, recreational access and farming as a rural park; and
- It is in accordance with all other policies in the Development Plan for Trafford.

It is proposed that the following new paragraph is included within the supporting text, this change is identified as S300.114 in the suggested changes schedule (CD12.4), subsequent paragraph numbers will change:

24.16 There is an additional requirement for development at Davenport Green to be in accordance with all other policies in the Plan. Amongst other matters, this will ensure that the need for and scale of any contribution towards infrastructure schemes to mitigate either the individual or cumulative impact of development is identified and agreed by the Council and its partners.

It is proposed that the following changes are made to the Implementation table, this change is identified as S300.110 in the suggested changes schedule (CD12.4):

## **Implementation**

### **Implementation Mechanisms**

Agricultural development and development in the Green Belt will be managed and controlled through the planning application decision making process.

The Green Belt, [Countryside](#), other protected open land and agricultural land will be ~~maintained~~ [implemented](#) through the appropriate allocation of land in the Land Allocations DPD.

### **Delivery Agent**

This will be through the public sector.

### **Timescales**

This will be ongoing throughout the Plan period.

### **Funding**

N/A

How these changes fit within the context of the whole of Policy R4 including all other previous suggested changes are shown in Appendix B.

## Proposals Map

The following change will also be made to the Proposals Map Legend and is identified as S300.115 in the Suggested Changes Schedule (CD 12.4). It will supersede the change to the Legend identified in S300.57:

~~Land proposed for Green Belt Countryside Designation~~ Countryside Land outside the Green Belt, at Davenport Green - Policies W1 and R4.

How these changes fit within the context of the Proposals Map including all other previous suggested changes are shown in Appendix C.

**Appendix A – Policy W1**

**18 W1 - ECONOMY**

18.1 In order for Trafford to remain competitive and contribute to the growth of the economy of the sub-region, it needs to continue to diversify its range of employment types. The aim of this policy is to facilitate the continued modernisation and revival of industrial and commercial activity through the release of sufficient land.

**POLICY W1: ECONOMY**

**Supporting Growth**

W1.1 In order to encourage the development of clusters of economic activity the Council will identify a range of sites for a variety of employment uses, with the appropriate infrastructure to attract key economic growth sectors to Trafford. Employment uses within this policy refers to B1 business/office, B2 general industry and B8 storage or distribution and similar appropriate uses.

W1.2 The Council recognises the significant contribution that existing successful manufacturing industries make to the economy of the Borough and will continue to support these industries where appropriate within the context of the Development Plan for Trafford.

**Distribution**

W1.3 The Council will focus employment uses in the following places:

- Pomona Island;
- Trafford Wharfside;
- Trafford Park Core;
- Trafford Centre Rectangle;
- Carrington;
- Broadheath; and,
- Town Centres.

W1.4 Table W1 sets out an indicative minimum figure for the amount of land proposed for a range of employment development, by place, over the plan period. The land supply figures in Table W1 include the recycling of existing employment land and buildings and land that is being brought into employment use for the first time.

W1.5 B1 office uses will be focused in the Regional Centre (Pomona and Wharfside), and the town centres. B1 office development will be appropriate within Trafford Park Core, Carrington, Broadheath and at Trafford Centre Rectangle where it is accessible by sustainable transport modes and meets other relevant criteria in national planning guidance

W1.6 Trafford Park Core will be a key location for industry and business activity within the Manchester City Region Inner Area and will be the principal location for employment development in the Borough. The focus will be on the provision of modern industrial, storage and distribution and office development with residential development not normally

supported. Improvements to public transport infrastructure to provide an integrated, frequent public transit system linking the location with surrounding residential and commercial areas will be required.

W1.7 Carrington has significant potential to accommodate large-scale employment development, particularly for general industrial, storage and distribution uses and office development, in order to complement the offer in Trafford Park. Part of the former Shell site at Carrington is proposed for employment development as part of the creation of a new mixed-use neighbourhood. Further details are set out in Location SL5.

W1.8 Broadheath will be retained and supported as a principal employment location in the south of the Borough.

W1.9 Employment development in the other places identified will be detailed in Policy W2 or through each individual Strategic Location.

W1.10 [In addition to the employment development shown in Table W1, land at Davenport Green is identified in Policy R4 as having potential for an exemplar, very high quality B1 business / office development in order to support growth at Manchester Airport City and/or Medipark.](#)

W1.11 Outside of these places and any smaller sites identified within the Land Allocations DPD, the Council will only permit employment uses ~~(including development proposed to support economic activity associated with Manchester Airport)~~ provided that it is in accordance with other policies in the Development Plan for Trafford and that:

- It will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3;
- It promotes the use of derelict, vacant or under-used previously developed land and;
- ~~The sites~~ [it](#) will be accessible by a range of alternative modes other than the private car.

[W1.12](#) In determining applications for the redevelopment of employment sites for non employment uses, developers will be required to provide a statement to the satisfaction of the Local Planning Authority, demonstrating that:

- There is no need for the site to be retained for employment purposes and it is therefore redundant;
  - There is a clear need for the proposed land use(s) in this locality;
- There are no suitable alternative sites, within the locality, to meet the identified need for the proposed development;
- The proposed redevelopment would not compromise the primary function of the locality or the operations of neighbouring users, and,
- The proposed redevelopment is in accordance with other policies in the Development Plan for Trafford.

## **Hazardous Installations**



**W1.13** The Council will only permit the development of hazardous or bad neighbour industries where it can be demonstrated that it will not:

- Increase the risk for residents and members of the public, unless suitable measures can be agreed to mitigate risk;
- Compromise the primary function of the employment locality or the operations of neighbouring users;
- Compromise the potential for economic regeneration of the wider area;
- Bring about a significant deterioration in the quality of the environment of the surrounding areas, and,
- Be contrary to other policies in the Development Plan for Trafford.

**Scale**

**W1.14** The Council will identify sufficient quantity and choice of land to deliver the new employment provision. The distribution of this employment development is shown in Table W1 below.

**Table W1: The Supply of Land for New Employment Development 2008/9 to 2025/6**

	Up to 2015/6	2016/7 to 2020/1	2021/2 to 2025/6	Total Land Supply for B Use (Hectares)
Pomona Island	4	4	2	10
Trafford Wharfside	3	3	4	10
Trafford Park Core	18	22	15	55
Trafford Centre Rectangle	2	6	7	15
Carrington	25	25	25	75
Broadheath	3	3	4	10
Town Centres	1	2	2	5
Elsewhere	3	3	4	10
<b>Policy W1 Allocation Total</b>	<b>59</b>	<b>68</b>	<b>63</b>	<b>190</b>

## **IMPLEMENTATION**

### **Implementation Mechanisms**

Implementation will be through development at the Strategic Locations identified in this Core Strategy. These and other significant sites elsewhere in the Borough will be allocated in a Land Allocations DPD and Area Action Plan(s). Other sites will be identified through the planning application decision making process.

### **Delivery Agent**

Private Sector

### **Timescales**

This will be ongoing throughout the plan period. The Land Allocations DPD is scheduled to be adopted in 2012. Phasing for the development of the identified employment areas is set out in detail in Table W1. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

### **Funding**

Funding will generally be through public and private sector investment.

## **Justification**

- 18.2 Policy W1 seeks to guide economic regeneration and development across the Borough to achieve the aims, objectives and spatial development requirements of the Trafford Sustainable Community Strategy and the Trafford Economic Development Plan.
- 18.3 Trafford is a fundamentally important part of the City Region economy and a location where the development of significant clusters of economic activity in key economic growth sectors, supported by appropriate infrastructure, will be essential for the Borough to diversify and grow its employment base to properly contribute to the city region, maintaining and improving its competitiveness and developing into one of Europe's premier city regions.
- 18.4 The key economic growth sectors the policy is seeking to foster and allow to develop are those that have been identified by the NWDA, the Greater Manchester Forecasting Model and the Trafford Economic Development Plan. The key economic growth sectors are:
- financial and business services;
  - distribution;
  - cultural, creative and media industries;
  - advanced engineering, and,
  - other personnel services.
- 18.5 Other key growth sectors such as retail, commercial leisure and hotels and waste management facilities are covered in Policies L6, W2 and R6.
- 18.6 The findings of the Trafford Employment Land Study of May 2009 indicate that a sufficient supply of suitable and developable employment sites exists to meet the

Borough's contribution to the requirement suggested in the Greater Manchester Employment Land Position Statement of August 2009 (170 hectares of land plus or minus 10% up to 2026) without the need to retain the historic but unimplemented UDP allocation for a high amenity employment site at Davenport Green.

- 18.7 The new employment land development proposals set out in Table W1 take account of the site by site findings of the Trafford Employment Land Study, current (April 2010) known development commitments and expectations for the recycling/re-use of currently developed land to provide accommodation to meet the changing needs of business. The amount of land proposed for new employment development in this policy is set as a global total supply to accommodate all the types of development required to meet the Borough's needs over the Plan period, allowing flexibility to accommodate inevitable changes in the requirements of businesses over time as they seek to respond to changing economic circumstances. Detailed proposals, disaggregated by broad employment use (B1 office, B2 industry and B8 warehousing) will be included in the Land Allocations DPD.
- 18.8 An indicative minimum land supply figure provides the flexibility for the employment locations to deliver more or less development in line with the strategy and all other policies of the CS. However, any development proposals that vary the amount of land from the indicative target number will be determined in the light of on-going monitoring work and compliance with the relevant Location development requirements and other policies in the Core Strategy.
- 18.9 The historic development and current (April 2010) land supply data used to compile Table W1 indicates an overall 85:15% split between industry/warehousing and office development. The Council expects that this ratio will be maintained over the Plan period, albeit that there may be geographical variations dependant upon the characteristics of those areas.
- 18.10 The strategic development locations identified in Policy W1 are key proposals intended to secure the revival, modernisation and development of a diversity of industrial, commercial, warehousing/distribution, service and support activities. The range of activities to be prioritised and encouraged in each of the Strategic Locations is set out in greater detail in Strategic Locations section of the Plan, detailed employment allocations will be identified in the Land Allocations DPD.
- 18.11 [The identification of land at Davenport Green as having potential for an exemplar, very high quality B1 business / office development in order to support growth at Manchester Airport City and/or Medipark reflects the unique status of Davenport Green in Policy R4 as a Countryside designation outside of the Green Belt, protected from development until such time that strict criteria are met.](#)
- 18.12 Outside the Strategic Locations and those identified within the LADPD, development and redevelopment for economic purposes will be supported in a measured way commensurate with the need for the development, the availability or otherwise of suitable alternative development locations and their effect on environment and amenity of surrounding land uses.
- 18.13 All proposals for the development of any industrial, commercial, warehousing and storage uses associated with Manchester Airport will be subject to very careful assessment in consultation with Manchester Airport Plc and other appropriate agencies to determine the appropriateness of the proposal.

18.14 Insofar as the development of new hazardous installations is concerned all such proposals will be subject to very careful assessment in consultation with the Health and Safety Executive to determine the scale of risk both to the prospective workforce and the occupiers of adjacent developments before any planning consent for development is granted.

<b>Which Objective(s) delivered by this Strategic Location/Policy</b>	<b>Reference Number(s)</b>
Key Objective(s) of the SCS	SE1, SE2, SE3, SE4, SE5, SE7, SE10, SE13
Strategic Objective(s)	SO2, SO3, SO4 & SO6
Place Objective(s)	TPO3, TPO8, TPO14 OTO8, OTO10 STO8, STO17 SAO4, SAO11 ALO12, ALO14, ALO23 CAO9, CAO10, CAO17

## Appendix B – Policy R4

### R4 - GREEN BELT, COUNTRYSIDE AND OTHER PROTECTED OPEN LAND

24.1 Approximately two fifths of Trafford is countryside, which is under continued pressure from a wide variety of development uses. Green Belt land, Countryside and Protected Open Land serve the important purposes of preventing urban sprawl, controlling development pressures to preserve the open character of the countryside and to assist in urban regeneration.

#### **POLICY R4: GREEN BELT, COUNTRYSIDE AND OTHER PROTECTED OPEN LAND**

##### **Green Belt**

R4.1 The Council will continue to protect the Green Belt from inappropriate development.

R4.2 New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.

##### **Countryside Land outside the Green Belt at Davenport Green**

R4.3 The Council will protect the land at Davenport Green as detailed in Appendix 2 from development unless it can be demonstrated that it is required for an ~~exceptionally~~ exemplar, very high quality, deliverable and sustainable B1 business/office employment related development.

R4.4 Development on this land will only be permitted where it can be demonstrated that:

- ~~It is in accordance with other policies in the Development Plan for Trafford;~~
- There is a need for such development to support the ~~future expansion~~ growth of Airport City or the MediPark proposals at the University Hospital South Manchester or that a need has been generated by a significant change to the economic context of the region as a result of either the growth of Airport City or the MediPark;
- The opportunity will deliver substantial new investment and employment to the sub-region;
- It is in accordance with national guidance
- There is a comprehensive scheme for the development of the whole site;
- It would contribute significantly to the Plan's objectives, including the sustainable economic growth of the City Region;
- It will contribute significantly to the achievement of the regeneration priorities set out in Policy L3;
- The site will be accessible by a range of alternative modes other than the private car; and
- The 99ha of land surrounding the development site will be protected, enhanced and managed for ecological interest, recreational access and farming as a rural park.

- [It is in accordance with all other policies in the Development Plan for Trafford](#)

### **Agricultural Land**

R4.5 The Council will protect existing agricultural land as an important resource for Trafford's local economy. In particular, the Council will seek to protect the Borough's:

- Richest soils located south of Carrington Moss (Settled Sandlands) for agricultural purposes, and
- Pastural landscape located within the Timperley Wedge for agriculture and recreational purposes.

R4.6 In order to support Trafford's agricultural community, the Council will consider appropriate farm diversification proposals where it can be demonstrated that the proposal would not:

- Replace the existing agricultural use;
- Have a detrimental impact on the existing ecology and landscape of the area; and,
- Be contrary to Government Guidance or other policies within this Plan.

### **Other Protected Open Land**

R4.7 The Council will protect the following areas of open land (that are not included within the Green Belt) from development:

- Land in Warburton (immediately to the south of Partington), and,
- Land south of Shell, Carrington.

R4.8 Development on this land will only be permitted where it is:

- Required in connection with agriculture or forestry; or
- Proposed for agricultural diversification in accordance with national guidance and other Policies in the Development Plan for Trafford; and,
- Would not prejudice the future use of the land.

## **Implementation**

### **Implementation Mechanisms**

Agricultural development and development in the Green Belt will be managed and controlled through the planning application decision making process.

The Green Belt, [Countryside](#) other protected open land and agricultural land will be ~~maintained~~ [implemented](#) through the appropriate allocation of land in the Land Allocations DPD.

### **Delivery Agent**

This will be through the public sector.

### **Timescales**

This will be ongoing throughout the Plan period.

### **Funding**

N/A

## **Justification**

- 24.2 Within the Green Belt, development will be restricted to those uses that are deemed appropriate in the context of national guidance and which maintain openness. For all other types of development it will be necessary for the applicant to demonstrate very special circumstances to warrant the granting of any planning permission for development.
- 24.3 The main purpose of the Green Belt in Trafford is to keep land open and free from development to maintain the character and identity of individual settlements and to enhance the environmental and recreational value of the countryside.
- 24.4 This Policy will assist the Council in its aim to create sustainable communities by concentrating new development in urban areas particularly the regional centre and inner area and town centres.
- 24.5 National planning guidance covering Green Belt planning policy guidance describes the purpose of including land within the Green Belt, the objectives for the use of land in the Green Belt, defines appropriate and inappropriate development in the Green Belt, and advises on defining Green Belt boundaries for the long term and on safeguarding land to meet future development needs.
- 24.6 This Core Strategy Policy sets out strict control of development in the open countryside areas. For the avoidance of any doubt no new building other than that covered by National guidance will be allowed in the “washed over” village settlements of Dunham Town, Dunham Woodhouses and Warburton.
- 24.7 In relation to the “washed over” village settlements of Warburton, Dunham Town and Dunham Woodhouses, parts of all three of which are designated as Conservation Areas, the Council considers that the scope for further in-filling development is effectively exhausted and that further development, other than in the very limited circumstances, would adversely affect the character of these settlements.
- 24.8 Supplementary Planning Documents will set out specific criteria in relation to new residential development, conversion of buildings and house extensions in the Green Belt.

### **Countryside Land outside the Green Belt at Davenport Green**

- 24.9 The land at Davenport Green was removed from the Green Belt by way of the 1996 Trafford Unitary Development Plan (UDP). It was removed to enable a scheme of sub regional significance to deliver a strategic high amenity employment site of 36.4 Ha.
- 24.10 The UDP Inspector was clear that the site fulfilled the first 3 purposes of the Green Belt as set out in PPG2 and that the proposed development of the site would cause significant harm to those purposes. The exceptional circumstances required to be demonstrated under para 2.7 (of PPG2) in order to justify the removal of land from the Green Belt existed only in respect of this very specific development proposal that the inspector considered met a particular economic need that was not able to be met on alternative sites. Although outline planning approval was granted for half of the site in accordance with the UDP, detailed proposals were never submitted and the outline consent has now lapsed. Since that time it is now clear that there is no realistic prospect of this development going ahead.

- 24.11 National guidance states that Green Belt boundaries in development plans should be altered only exceptionally and should not normally be needed to be altered at the end of the plan period. National guidance details that Safeguarded land can be identified in order to meet long term development needs stretching well beyond the plan period. "Safeguarded land comprises areas and sites which may be required to serve development needs in the longer term, i.e. well beyond the plan period. It should be genuinely capable of development when needed" and that "Safeguarded land should be located where future development would be an efficient use of land, well integrated with existing development, and well related to public transport and other existing and planned infrastructure, so promoting sustainable development."
- 24.12 By protecting the land at Davenport Green as Countryside, outside the Green Belt, the Council is reflecting the existing designation, whilst retaining protection against development unless strict criteria are met.
- 24.13 This protection reflects the current uncertainty/fluidity in relation to the future expansion of Airport City and/or the MediPark proposals at the University Hospital South Manchester. In this way the Council is maintaining its approach to delivering a balance of growth and regeneration which is entirely consistent with the thrust of the Government's "Plan for Growth" document and the duty incumbent upon local planning authorities to work with developers. The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with National guidance and will therefore ensure that such a proposal will not undermine sub regional priorities.
- 24.14 Given the quality of the environment in this location, any development meeting the strict criteria in economic terms will also be required to deliver concurrently the existing proposal for a 99 ha rural park to protect, enhance and manage the land surrounding the development site for ecological interest, recreational access and farming.
- [24.15 There is an additional requirement for development at Davenport Green to be in accordance with all other policies in the Plan. Amongst other matters, this will ensure that the need for and scale of any contribution towards infrastructure schemes to mitigate either the individual or cumulative impact of development is identified and agreed by the Council and its partners.](#)

### **Agricultural Land**

- 24.16 National guidance sets out the general guiding principles for sustainable development within rural areas and recognises that the presence of a successful agricultural economy can be essential to the sustainability of these communities. In order to ensure the long term economic viability of agriculture in Trafford, the Council also recognises the role that appropriate agricultural diversification can play within this Policy.
- 24.17 However, the sub division of agricultural land into smaller plots can cause problems. It can create an eyesore which detracts from the openness of the countryside, and when plots are sold and no longer in agricultural use this can lead to neglect, with owners being hard to trace. Furthermore, the subdivision of fields gives the impression that development of land is bound to occur, regardless of any Green Belt status. Therefore where agriculture in Trafford takes place within the Green Belt any appropriate agricultural diversification will be determined in line with national guidance
- 24.18 The Trafford Landscape Strategy identifies land to the south of Carrington Moss, known as Settled Sandlands, as the area with the richest soils to support arable



farming, and Timperley Wedge in the East with less rich soils to support a mixture of pasture and horticulture together with recreational uses.

24.19 Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with national guidance and SPDs, where relevant.

**Other Protected Open Land**

24.20 The areas of protected open land detailed in R4.6 that are excluded from the Green Belt and not allocated for development in the Core Strategy or Land Allocations DPD may be required to meet development needs beyond the Plan period. Therefore, these areas will be protected from all but limited essential development to enable them to make a contribution to meeting future, as yet, unquantified needs. This will reduce the need for the Council to consider alterations to the Green Belt boundary to accommodate the future allocation of land for development in the Borough.

24.21 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 they are being protected for potential residential use and potential economic development respectively.

<b>Which Objective(s) delivered by this Strategic Location/Policy</b>	<b>Reference Number(s)</b>
Key Objective(s) of the SCS	PE1
Strategic Objective(s)	SO3 & SO5
Place Objective(s)	MVO1 ALO4, ALO17 RCO1, RCO2, RCO4

Appendix C - Proposals Map

Land proposed for Green Belt Countryside Designation Countryside Land outside the Green Belt, at Davenport Green - Policies W1 and R4.

