



Consultation Statement

Supplementary Planning Document SPD4:

A Guide for Designing House Extensions and Alterations

February 2012

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0161 912-2000，告诉我们如何最好地给您提供这些信息。

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FRENCH

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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۔

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1 Introduction

- 1.1 In preparing Supplementary Planning Documents, the Council is required to follow the procedures laid down in the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, and in its adopted Statement of Community Involvement.
- 1.2 The adopted SPD provides up-to-date guidance to assist householders in putting together proposals for house extensions and other alterations to domestic properties. It provides advice for applicants, architects, councillors and the public on how to devise a well-designed scheme that will not harm nearby amenities and enhance the design and appearance of a dwelling and its wider setting.
- 1.3 The purpose of the Supplementary Planning Document is to assist with the interpretation and implementation of Policy L7 Design, contained within the Adopted Trafford Core Strategy.
- 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 at both the Scoping and Issues stage (September 2009) and the more recent consultation on the draft SPD in February 2011.

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 Development Framework.

3 Public Consultation

- 3.1 Consultation on the Scoping and Issues SPDs took place between 7th October 2009 and 9th November 2009. The proposed SPDs consisted of the following:
 - Planning Obligations SPD
 - Affordable Housing SPD
 - Open Space and Recreation SPD
 - Green Infrastructure SPD
 - Social Infrastructure SPD
 - Developer Contributions to Highway and Public Transport Schemes SPD

- Consideration of climate change factors in the design and construction of developments and the public realm SPD
 - House extensions Design Guide SPD
 - Car and Cycle Parking SPD
- 3.2 Specific consultation on the Supplementary Planning Document SPD4 – A Guide for Designing House Extensions and Alterations took place between Monday 7th March 2010 and Monday 18th April 2011.
- 3.3 The Specific Consultees that were formally invited to comment on both consultations by letter are listed in Appendix 1.
- 3.4 The General and Other Consultees that were formally invited to comment on both consultations are listed in Appendices 2 and 3 respectively.
- 3.5 A public notice was displayed in the 7th March 2011 issue of Manchester Evening News (Appendix 8).

4 Inspecting the Scoping and Issues and SPD4 – A Guide for Designing House Extensions and Alterations consultation papers

- 4.1 The Supplementary Planning Documents Scope and Issues and SPD4 – A Guide for Designing House Extensions and Alterations consultation papers were made available for inspection at the following locations:
- On the Council’s website: <http://www.trafford.gov.uk>
 - Trafford libraries;
 - Access Trafford offices
- 4.2 Individual copies of the documents were made available on request.

5 Representations on the Scoping and Issues SPD and the SPD4 – A Guide for Designing House Extensions and Alterations consultation papers

- 5.1 The deadline for comments made on the SPDs Scope and Issues paper (October 2009) was Monday 9th November 2009 and for SPD4 – A Guide for Designing House Extensions and Alterations the deadline for comments was Monday 18th April 2011.

Written Correspondence was sent to:

Strategic Planning & Developments
Waterside House
Sale Waterside

Sale
Greater Manchester
M33 7ZF

Representations by e-mail were sent to:

Strategic.planning@trafford.gov.uk

- 5.2 Consultation responses and the identity of those making them are matters of public record and open to public scrutiny and copies can be obtained at the address above.
- 5.3 Requests to be notified of the next stage of consultation were recorded along with any representations made.

6 Consultation Responses and Main Issues

- 6.1 A total of 7 individual responses were received to the Scoping and Issues SPD consultation. A summary of these responses is available at Appendix 6 of this report. In total, 3 separate organisations made representations during the consultation period on the combined SPD4 – A Guide for Designing House Extensions and Alterations. A copy of the report showing all the comments made and the Council response to these is attached as Appendix 7.
- 6.2 The comments received from United Utilities make reference to the need to check the location of existing infrastructure assets, such as public sewers, with regard to maintaining access for maintenance at all times and that the building over and/or adjacent to the assets may not be permitted.
- 6.3 The Environment Agency outlined that householder developments are covered by their national flood risk standing advice and as such reference should be made to their website for extension proposals within flood zones 2 and 3. The Environment Agency also highlighted their policy against the culverting of watercourses except for access purposes and the relevance of considering the locations of culverts when preparing householder proposals.
- 6.4 The National Trust predominantly welcomed the provisions within the SPD document to safeguard a high standard of design within the Borough and its advice on sustainable design in householder developments. Additional comments were made with reference to providing more detailed advice for heritage assets and listed buildings. The National Trust comments also offered suggestions for providing additional links and reference material throughout the document.

7 Main Changes to the SPD

7.1 Changes to the SPD have been made in response to the representations made and also to reflect changes to Policies in the Core Strategy that have been made through the Examination process, which form the policy justification for the SPD. The main changes are summarised as follows:

- Reference has been included in the document in Section 5 (Special Considerations) to the need to consider existing infrastructure requirements, in connection with United Utilities infrastructure, and to the national flood risk standing advice on the Environment Agency website for proposed householder development in the relevant flood zones. The requirement to give consideration to the location of culverts in connection with householder development has also been included in the floodrisk section of the document.
- In Section 3, in response to comments made by the National Trust, the advice on boundary treatments has been amended to include that permitted development rights can be removed for the erection of boundary treatments so that householders are aware of this process. The text in Section 3 for Sustainable Design and Construction has also been amended to include encouraging the adoption of energy efficient practice in household proposals as outlined in Policy L5 of the Core Strategy and the comments from the National Trust.
- Furthermore, Section 4, which details guidance on heritage assets, conservations areas and listed buildings includes reference to the settings of these assets and emphasises that most works to listed buildings require listed building consent following the consultation responses from the National Trust.

8. Next Steps

8.1 All consultation responses for the Scoping and Issues SPD and Planning Obligations consultations have been fully considered and taken into account in finalising the SPD4 – A Guide for Designing House Extensions.

Appendix 1 - Specific Consultees

Organisation
Cheshire East Council
4NW
Agden Parish Meeting
Ashley Parish Council
British Telecom
Carrington Parish Council
Cheshire West and Chester Council
Cheshire East
City of Salford
Department for Transport (Rail Group)
Dunham Massey Parish Council
English Heritage
Environment Agency
Greater Manchester Police Authority
Highways Agency
Little Bollington Parish Meeting
Lymm Parish Council
Manchester City Council
Mobile Operators Association
Natural England
North West Development Agency
North West Strategic Health Authority
Norweb Energi
Nuclear Electric Ltd
Partington Town Council
Powergen Plc
Ringway Parish Council
Rixton with Glazebrook Parish Council
Rostherne Parish Council
SP Energy Networks
The Coal Authority
United Utilities
Warburton Parish Council
Warrington Borough Council

Appendix 2 – General Consultees

Organisation
Altrincham Chamber of Commerce, Trade, Industry
Better Transport Partnership
Brighter Futures Partnership
Church Commissioners for England
Clean and Green Partnership
Community Cohesion Community Forum
Culture Partnership
Disability Rights Commission
Ethnic Minority Outreach Project
Everyone & Everywhere Matters Partnership
Friends of the Earth
GM Chamber of Commerce
Greater Manchester Pay and Employment Rights Advice Service
Healthy Living Partnership
Life Begins at 50 & Over Partnership
Manchester Friends of the Earth
Positive Partington Partnership
Quality Homes For All Partnership
Safer Trafford Partnership
Sale Moor Community Partnership
Trafford Access Group
Trafford Disability Advisory Group
Trafford Economic Alliance Partnership
Voice of BME Trafford

Appendix 3 – Other Consultation Bodies

Organisation
50+ Voice Network
A 'Ahmed
A 'Purdey
A.D 'Clowed
Advisory Council for Education of Romany & Traveller
Alan 'Shillaker
Alister 'Rowe
Altrincham & Bowdon Civic Society
Altrincham Association Football Club Ltd
Altrincham Town Centre Partnership
Alyn Nicholls & Associates
Arawak Walton Housing Association
Arcon Housing Association
Arcus Consulting
Asda Stores Ltd (Client)
Ashiana Housing Association
Ashton-on-Mersey Golf Club
Atisreal Ltd
Audrey 'Carter
B 'Shannon
Barratt Manchester
Barton Willmore
Bellway Homes Ltd
Bolton Council
Bowdon Conservation Group
Bridget 'Garner
Bridgewater Meeting Room Trust
British Wind Energy Association
Bruntwood
B-Serv Ltd
C 'Wright
Caldecotte Consultants
Campaign for Real Ale
Carrington Business Park
CB Richard Ellis
CB Richard Ellis Ltd
Cheshire Wildlife Trust

Chris Thomas Ltd
Christine 'Mitchell
City Residential
Colliers CRE
Council for the Protection of Rural England
Cunnane Town Planning LLP
Cyclist Touring Club
D 'Stevenson
Dalton Warner Davis LLP
David L Walker - Chartered Surveyors
David Mclean Homes Limited
David Wilson Homes (North West)
De Pol Associates
Decathlon UK Ltd
Denton Wilde SAPTE
Development Planning Partnership
DPDS Consulting Group
Drivers Jonas
DTZ
Dunlop Haywards Lorenz
E 'Thompson
E 'Turner
Emery Planning
Equity Housing Group
Eric 'Clarke
Erinacous Planning
Forestry Commission
Frank Marshall & Co.
Friends of Old Trafford
Fusion Online Limited
G E Middleton & Co Ltd
G.J. 'Phelan
Gee Squared
General Aviation Awareness Council
George Wimpey Manchester Ltd
Gerald Eve
Gerald Knight Associates
GGP - Old Trafford
GL Hearn
GM Ecology Unit
GM Fire and Rescue Service
GM Geological Unit (Urban Vision Partnership Ltd)
GM Police
GMPTE

GONW
Gough Planning Services
Graham Hitchen Associates
Great Places Housing Group
Greater Manchester Cycling Campaign
Greater Manchester Police - Altrincham Area
GVA Grimley
Hallam Land Management Ltd
Harvest Housing Association
Health and Safety Executive
Heather 'Fogg
Herb 'Booth
Higham & Co
Home Builders Federation
How Commercial Planning Advisers
I 'Nicholas
I 'Quigley
Indigo Planning Ltd
Irwell Valley Housing Association
J 'Crews
J 'Townsend
J10 Planning
Jack 'Etchells
JASP Planning Consultancy Ltd
Jim 'Stuart
John Rose Associates
John 'Waghorne
Jones Lang Lasalle
Judie 'Collins
K 'Dunbar
Keep Chorlton Interesting
Kelloggs
King Sturge & Co.
King Sturge LLP
Knight Frank
Lafarge Aggregates
Lambert Smith Hampton
Lancashire County Cricket Club
Lancashire County Gardens Trust
Lichfield Planning
Louise 'Alexander
Louise 'Green
M 'Walsh
Manchester Airport

Manchester United Football Club
McInerney Homes North West
Mersey Basin Campaign & Action Irwell
Michael J 'Crawley
Mike 'Alexander
Miller Homes
MP Altrincham & Sale West
MP Stretford & Urmston
MP Wythenshawe & Sale East
N 'Boran
N 'Rashid
National Grid (NW Area)
National Grid Property Ltd
National Trust
Network Rail
NFU
NJL Consulting
NJL Consulting
Old Trafford and Gorse Hill Partnership Board
Old Trafford Liaison Group
P Fahey & Sons
P 'West
Passenger Focus
Paul Butler Associates
Peacock & Smith
Peel Holdings
Peel Land and Property Limited
Persimmon Homes (North West)
Peter Cunliffe Chartered Surveyors
Peter 'Green
R 'Irvine
R 'Townsend
Ramblers Association (Manchester & High Peak)
Rapleys LLP
Red Rose Forest
Redrow Homes (NW) Ltd
Rita
Road Haulage Association Ltd
Rochdale MBC, Strategic Planning Service
Royal Mail Property Group
RSPB (NW Region)
S 'Doggrell
S 'Taylor
Sale Civic Society

Sale Town Centre Partnership
Salford & Trafford Health Authority
Salford City Council
Savills
Shell Chemicals UK Ltd
Shell International Ltd
Shell UK Pipelines
Smiths Gore
South Trafford College
Sport England North West
Stella 'Millnar
Stephen 'Farndon
Stephen 'Trenchard
Steven Abbott Associates
Stewart Ross Associates
Strategic Planning Advice Ltd
Stretford Town Centre Partnership
Sue 'Nichols
Susan 'Jankin
Sustrans
T.E 'Stevenson
Targetfollow
Taylor Wimpey UK Limited
The Cedar Rest Home Ltd
The Co-operative Group Ltd
The Co-operative Property Division
The Emerson Group
The Planning Bureau Limited
The Theatres Trust
Thomas 'Hague
Timperley Civic Society
TMBC Overview and Scrutiny Committee
Trafford Healthcare NHS Trust
Trafford Housing Trust
Trafford Leisure Trust
Trafford MBC
Traveller Law Reform Project
Tribal MJP
Tung Sing Housing Association
Turley Associates
United Utilities
Urban Splash Ltd
Urmston Town Centre Partnership
V.J. 'Less

Victor 'Partridge
Viridor Waste Management
Voice of BME
Wainhomes NW Ltd
Walton & Co
Wigan MBC
Woodland Trust

**Appendix 4 – Consultation letters to Specific, General & Other
consultation bodies for Scoping and Issues papers**

Trafford Core Strategy: Supplementary Planning Documents – Scope and Issues consultation.

I am writing to inform you about further consultation that is being undertaken on the Trafford Core Strategy.

Your views are invited on the *Supplementary Planning Documents – Scope and Issues* document. The document details the proposed structure and content of a series of Supplementary Planning Documents (SPDs) that the Council is intending to produce to support the delivery of the Trafford Core Strategy. We want your views on the issues identified and the proposed scope and content of the documents, ahead of the production of draft SPD alongside the Publication version of the Trafford Core Strategy.

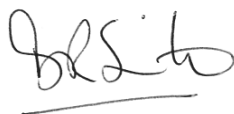
The Scope and Issues document together with information relating to the Trafford Core Strategy can be viewed through the Local Development Framework page on the Trafford website (www.trafford.gov.uk).

If you wish to make comments I would be grateful if you could do so by no later than 5.00 pm on **Monday 09 November 2009** via:

On-line at: www.trafford.gov.uk
Email to: strategic.planning@trafford.gov.uk
Post to: c/o Strategic Planning & Developments,
1st Floor Waterside House,
Sale Waterside,
Sale M33 7ZF

If you do require hard copies of any of the documents, or have any further queries about the consultation, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely



Dennis Smith
Head of Strategic Planning & Housing Strategy

**Appendix 5 – Consultation letters to Specific, General & Other
consultation bodies for SPD4 – A Guide for Designing House
Extensions and Alterations**

Dear Sir/Madam

Planning Obligations, Parking Standards and Design and Designing House Extensions and Alterations Supplementary Planning Documents Consultation

I am writing to notify you about a consultation which is taking place on Trafford's draft Planning Obligations, Parking Standards and Design and Designing House Extensions and Alterations Supplementary Planning Documents.

The purpose of these SPDs is to partly update and replace the current suite of supplementary planning documents in line with the new policies set out in the Trafford Core Strategy and to set out further contributions which have not previously been required.

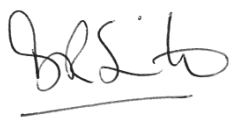
A copy of all the SPDs, together with copies of the technical notes and other supporting information are available to view on the Trafford website at www.trafford.gov.uk and at all Trafford libraries and at Access Trafford offices.

If you wish to make comments on this documents please do so in writing no later than 5.00pm on 18th April 2011 via:

On-line at: www.trafford.gov.uk
Email to: strategic.planning@trafford.gov.uk
Post to: c/o Strategic Planning & Developments,
1st Floor Waterside House,
Sale Waterside,
Sale M33 7ZF

If you require hard copies of any of the documents, or have any further queries about the SPDs, please do not hesitate to contact the LDF team on 0161 912 4475.

Yours sincerely



Dennis Smith
Head of Strategic Planning & Housing Strategy

**Appendix 6 – A summary of the responses received to the
Scope and Issues consultation of the SPDs prepared to
support the Core Strategy, carried out in 2009**

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Person ID	Comments ID	Summary Of Rep	Council Response
1026	190	<p>The problem with the SPD Scopes and Issues report is that it duplicates much of what is already contained within the Draft Core Strategy in so far as Planning Obligations are covered by Policy L8; Climate Change by Policy L5; Design by Policy L7; Open Space, Recreation and Green Infrastructure by Policies R2, R3 and R5; and Affordable Housing by Policy L2.</p> <p>The need for SPD's on these matters at this time must therefore be questioned when the Core Strategy which already has references to the majority of the topics set out in the report has yet to be tested at Examination and the Government has indicated that the Community Infrastructure Levy will be introduced in April 2010 superceding much of the content of the Planning Obligation and other SPD's contained in the Scope and Issues Report. Where is the supporting Local Infrastrucure Plan?</p>	<p>The purpose of the this SPD is to supplement the design guidance and criteria outlined in Policy L7 with specific reference to householder development. The SPD will provide more detailed and updated guidance with regard to householder development.</p> <p>Guidance applicable to householder development, which comprise a significant proportion of the Council's applications, will remain valid notwithstanding the emerging nature of the Core Stategy and Policy L7 Design specifically.</p>
1026	201	<p>- Often such guides are too generic and have little regard to the local situation - Questions have been raised over the efficiency, appropriateness and effectiveness of microgeneration equipment on single dwellings</p>	<p>House extension guidelines are applicable to specific forms of householder development e.g. porch or rear extensions. They provide useful advice to homeowners and architects prior to submitting an application to advise of what is considered acceptable development by the LPA. Furthermore the Guidelines provide advice on the types of issues that will be taken into account in the decision-making process.</p> <p>National and local policy advocate the aim of sustainable development and prudent use of natural resources. In line with this policy context, the SPD outlines the sustainable measures that can be implemented by householders and refers to further guidance to enable householders to make their own decision.</p>
1037	151	<p>We would welcome advice included concerning landscape and townscape character and quality, sustainable design and construction, and protected species. For protected species we can offer the following guidance paragraph that has been included in similar SPD's by other local authorities:</p> <p>Protected Species Species such as bats, which use roof spaces as roost or hibernation</p>	<p>Advice regarding protected species is noted and relevant to the SPD. A section will be incorporated into the document. Advice regarding sustainable design and construction is noted and relevant to the SPD. A section will be incorporated into the document. Advice regarding landscape and townscape character is noted and will be included throughout the SPD document.</p>

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		<p>sites, and birds which nest under the eaves of buildings are protected from harm by law. Applications for developments that involve alterations to existing roof spaces, listed buildings, pre-1939 houses, barns or other traditional buildings and, any work involving disturbance to trees or hedges may have an impact upon protected species. If the presence of bats or birds is suspected then an application may need to include a survey report, together with details of mitigation measures to safeguard the protected species from the adverse effects of the development. The Council may impose planning conditions or obligations on planning permissions to ensure that these measures are implemented. Such measures may simply include, for example, avoiding carrying out any work during the bird breeding season, or the inclusion of artificial nest boxes as part of the development. The Council may refuse permission for developments where inadequate survey and mitigation details are included with an application.</p> <p>For further information please visit the Natural England web site, www.naturalengland.org.uk</p> <p>Your council may wish to note the implications of the case of R v Cornwall County Council ex parte Jill Hardy with respect to protected species as a planning consideration. This set the precedent that surveys for protected species should be undertaken prior to determination of a planning application, rather than deferred to conditions following the granting of planning permission. Natural England therefore advises local planning authorities to direct developers to commission an ecological survey of the proposal site „prior“ to determination of an application so this material consideration is fully addressed in making a decision. All surveys should be carried out at an appropriate time of year, employ methods that are suited to the local circumstances and be compliant with published guidance and best practice. It is essential this work is undertaken by a reputable, experienced and suitably licensed ecological consultant.</p>	
1051	170	<p>It is noted that under section 4 on 'Other Considerations' (page 21) that sustainable construction considerations for extensions are potentially considerably wider than the specific matters identified at</p>	<p>Within the scoping document, the section entitled 'other considerations' refers to broader issues that should be borne in mind when an applicant is starting to consider to carry out development on</p>

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		present - in particular there are key considerations and water minimisation - there should be a clear link made between these two documents.	a residential property. Sustainable matters are relevant at householder level and a selection of relevant advice for homeowners will be provided in the document.
1073	239	Require consultation on the proposed SPD in case any issues arise that may impact on the SRN.	Comment noted and further consultation will be carried out at the appropriate stage.
1150	111	There does not seem to be any specific reference in this SPD or in the L5, L7, R1 and R4 sections to the "right to light" of a property, and the consequential need to protect this against encroachment by/from nearby property extensions.	General guidance applicable to all forms of extension and domestic alteration will be outlined in the Householder Extensions SPD. The requirement to protect of the amenities of neighbouring properties will be outlined, including safeguarding against a loss of light impact. The document will outline how the potential impact upon neighbouring properties is taken into account and set outs criteria for assessing planning applications, notwithstanding mitigating circumstances. The planning process seeks to ensure that there is not an unacceptable adverse impact upon neighbouring amenities, which includes ensuring that an extension does not unduly overshadow or result in a loss of light impact for a neighbouring occupier. 'Right to light' is a matter taken into account in civil law and not in the planning application process.
1182	109	Sustainable development is already referred to in this SPD, but it is considered that the advice on siting, scale etc under heading 3 should also refer to the Code for Sustainable Homes as an additional safeguard.	The Code for Sustainable Homes is designed for comprehensive building and new residential development. Not all of the guidance contained within the Code is applicable to householder development therefore. However elements of the general guidance and principles encompassed in the Code are applicable at the domestic level with regard to building an extension or carrying out a domestic alteration and will be included in the sustainable principles section of the SPD.
1185	105	Action should be taken to restore the street scene in particular areas of the Borough. Concern that the current fashion of side extensions needs to be addressed to ensure that the streetscene is not compromised within particular areas of the borough.	Comment noted. Specific advice on appropriate forms of development for side extensions will be included in the SPD with the objective of safeguarding the character and appearance of the streetscene throughout the Borough.

SPDs in General

Person	Comments	Summary Of Rep	Council Response
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ID	ID		
1026	187	The Learning from Experience Document published by the Planning Inspectorate in September entitled 'Local Development Frameworks' points out that the core strategy should be a brief document conveying the main elements of the spatial vision and strategy. The Core Strategy should focus relentlessly on critical issues that relate to the way the area is intended to develop and the strategies to address the critical issues identified. Leaving critical questions to be answered in subsequent DPD's or SPD's is likely to lead to a finding of unsoundness.	The Trafford Core Strategy has been found sound and adopted in January 2012. The combined SPD1 Planning Obligations is based on sound policies from the Core Strategy.
1026	203	<p>Most of the SPD's set out in the report will be affected or superceded by the debate at the Examination and the introduction of CIL. They are already covered by policies in the Draft Core Strategy and if they are to be considered critical to the delivery of the strategy then they should remain within it, if not then the issues should be included within an SPD however it is clear from Government advice they should not be in both, and one should naturally follow the other. Most importantly, to make sense of the contributions that may or may not be required is the Local Infrastructure Plan and this is currently missing from the debate. The SPDs are setting out how contributions may be collected but at the present time there is no indication what they may be collected for and what the costs will be.</p> <p>In conclusion it is considered that these SPDs are premature at the present time and should be delayed until after the Examination and the publication of the legislation on CIL. These comments are in relation to the information currently published and our client retains the right to comment further on the matters in this report and any future documents covering these matters to be published by the Council.</p>	The Trafford Core Strategy has been found sound and adopted in January 2012. The combined SPD1 Planning Obligations is based on sound policies from the Core Strategy.
1072	128	<p>In addition to considering the responses to the consultation questions, a written response is requested to the following questions, in order to be able to contribute usefully to the emerging Local Development Framework over the coming months:</p> <ul style="list-style-type: none"> - Has the timetable for producing the Core Strategy Publication version slipped from November 2009 (as described in the LDS) to June 2010 (as implied in the current consultation document). - What are the consultation arrangements for draft SPDs; what form will "public participation" take, during February 2010, as scheduled on page 3 of the consultation document? 	<p>The Publication version of the plan is now expected to be published in summer 2010. This is a variation from the approved LDS.</p> <p>As a result the public consultation on the proposed draft SPDs will also be postponed in order that it runs concurrently with that for the Publication document. The precise nature of this public consultation has not been finalised as yet, however it will be governed by the Council's Statement of Community Involvement.</p>
1072	136	It is considered that since the Core Strategy has not been finalised , speculating on whether the SPDs, which are at the scoping stage of production, will assist in	The Trafford Core Strategy has been found sound and adopted in January 2012. The combined SPD1

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		delivering the Strategy is impossible.	Planning Obligations is based on sound policies from the Core Strategy.
1072	137	There are few references to the obligations to be placed upon the Local Authority; only one SPD, that for open space and recreation, will say how the money collected will be spent. It is vital, if contributions are to be accepted as anything other than another tax, that the LA makes a commitment to spend the sums collected for the specific purpose and within a given time limit, in default of which they should be returned to the developers.	The combined SPD1 Planning Obligations clearly sets out how monies will be spent.
1072	138	The SPD on Social Infrastructure refers to capital and revenue spending; it is the only one to do so and it does not apply to the same the same distinction to all types of social infrastructure. Part of the agreement for contributions under each and every SPD - must be that they provide for capital works, the necessary revenue funding is identified and earmarked.	The combined SPD1 Planning Obligations clearly sets out how monies will be spent.
1093	152	<p>For SPDs and other guidance covering a specific area, e.g. masterplans, a wide range of RSS policy may be relevant. Thematic policies on the economy, housing, transport and the environment should be considered. Also policies RDF 1-4 set out the spatial priorities for development across the North West, including priorities for development, rural areas, coast and Green Belt. Chapters 10-13 of the RSS set out broad strategies for each sub region in the North West, and provide more detailed policies for the different parts of each sub region.</p> <p>A further consideration for area briefs and masterplans will be the sequential approach as expressed generally in Policy DP4, and also in policies W3, in relation to office development and W5, in relation to retail development. It is important that masterplans and area briefs promote good quality, sustainable design and construction.</p> <p>A further consideration for area briefs and masterplans will be the sequential approach as expressed generally in Policy DP4, and also in Policies W3, in relation to office development and W5, in relation to retail development. It is important that masterplans and area briefs promote good quality, sustainable design and construction.</p>	Comments noted.
1120	109	Trafford College acknowledges and welcomes the opportunity to remain actively involved in supporting Trafford Council to shape its planning policies and to assist the Council in ensuring the effective delivery of its policies, services and aspirations. The College plays an important role in the Borough in its capacity as a key service	Comments noted.

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		<p>provider of high quality training and education, as an employer and as a landowner. The college is to continue to work in partnership with the Council and other stakeholders, as necessary, to assist the Council to ensure that the best quality services are developed and maintained to serve the needs of Traffords residents now and into the future.</p> <p>The college notes that the formal consultation period to the draft SPDs is anticipated to commence early 2010. The college has the potential to assist delivery of the aspirations in several of the SPDs and considers that it can play a key role in delivering high quality, sustainable development in the borough.</p> <p>The College wishes to be continually involved in the development of the SPDs as the formal consultation process gets underway and welcomes the opportunity to continue working with the Council.</p>	
1150	113	<p>Should SPD scope be expanded to look at additional issues? If so what?</p> <p>The general issue of whether or not a particular area is now fully developed, and the planning consequences of this, should at least be briefly referred to and examined in some part of this general planning process. There must already be some parts of the Borough where there is simply no more room for any development, except by demolition and re-development on site, a process which could mean the loss of some locally valued building or facility.</p> <p>If there is a conflict of issues or priorities, which SPD would rule? That is, is there a need for a hierarchy of SPDs, and if there is, what would it be? This might have consultation implications. Quite apart from the issue that staff in the Planning Office have to undertake the task of writing them, it would be preferable not to combine any together, because to do so would compress some issues to fit into a smaller conceptual framework. This would lose some finer points of planning detail which might have a significant relevance to a specific planning issue at a future date.</p>	A combined Planning Obligations SPD has now been produced.
1152	112	<p>After reviewing the Scope and Issues Report, in terms of the proposed timescale for the production of the Trafford Core Strategy, it is understood that the Council intends to consult upon all 8 draft SPDs in February 2010. It is important to stagger the proposed dates for consultation, or provide a longer consultation period to ensure sufficient opportunity for review. This would also give the LPA further time in which to consider the representations received as a result of the consultation.</p>	It is generally preferable to consult on a number of documents at the same time to prevent consultation fatigue from setting in among consultees.

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1183	101	Following a review of the report it is noted that the Council intend to consult upon all 8 draft SPDs in February 2010. It is recommended that a more staggered approach is adopted as this will provide the public, developers, landowners and other interested parties with sufficient time to review the consultation document and submit informed representations. Staggering the different consultation exercises will also provide the LPA with more time to consider the representations received.	A combined Planning Obligations SPD has now been produced.
1185	101	A bespoke SPD should be explored to identify and protect specifically targeted shopping parades and to limit the amount of takeaway outlets in the Borough. Shopping parades are an integral part of community life as they encourage social cohesion. Shopping parades have a community value that is greater than the sum of its parts. As such assurances are needed that specific shopping parades will be treated on a case by case scenario. Further to this, the increase in takeaway outlets should be monitored and consideration should be given to ensuring that areas do not become saturated. (e.g. the Waltham Forest SPD).	Comments noted. Consideration will be given to a future SPD to cover these issues.
1185	102	The Media City site provides an excellent opportunity for the Borough which should be embraced and maximised through development controls. The forward planning system should be tailored to reflect the unique nature of particular development sites to ensure that the character and merits of these sites are maintained. Media City brings with it considerable opportunities for development within a specific part of Trafford, however in order to capitalize fully, it is suggested that agreed developments should be sympathetic to the local industry, in this case the media/knowledge industry.	The Council has adopted informal planning guidance for the Mediacity:UK area.
1185	103	Stretford Town Centre needs a new vision, a planning document should be created to articulate Stretford's unique position and attributes within the Borough. As the town centre is split by major roads, the town lacks a sense of place and this is something that has not been addressed. A new vision for Stretford needs to be captured.	Comments noted.
1185	104	A bespoke SPD should be tailored solely to ensure that any planning risks or opportunities that are specific to the unique character of a specific locality are managed accordingly. Concern that a generic approach to planning, could lead to an oversight of specific	Comments noted.

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		needs within a particular location and as a result, risks to the character of a specialist area will not be managed appropriately.	
1185	106	SPDs should have the capacity to be prioritised in order for the planning process to become more flexible. It is considered reasonable that in order to attract suitable development that some SPDs be given more weight than others.	Comments noted.
1185	107	The final SPDs should be accompanied with more information on the associated policies from within the Core Strategy. Concern that the SPDs, once completed, will not have enough supportive information from within the Core Strategy. Especially since the SPD and the Core Strategy are interrelated.	The Trafford Core Strategy has been found sound and adopted in January 2012. The combined SPD1 Planning Obligations is based on sound policies from the Core Strategy.

Appendix 7 – A summary of the responses received to SPD4 – A Guide for Designing House Extensions and Alterations consultation and Council responses prepared to support the Core Strategy.

Trafford LDF –SPD4: A Guide for Designing House Extensions and Alterations
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Person ID	Comments ID	Summary Of Rep	Council Response
1019	136	Add bullet: Check the location of existing infrastructure assets such as public sewers and public water mains, access for maintenance must be maintained at all times; the building over and/or adjacent to the assets may not be permitted and could result in the removal of the extension or alternation at the owner expenses.	Advice regarding consideration of existing infrastructure when designing householder development is noted and relevant to the SPD. The comment will be incorporated into the document.
1051	204	Generally the proposed SPD is welcomed, in particular the provision of an appropriate level of detailed guidance to ensure that those developments that require the approval of the Council are well designed.	Comment is noted. The document is designed to provide adequate guidance to help householders and architects put together appropriately designed schemes.
1051	205	The overall intention to seek a high standard of design is supported.	Comment is noted. The principle of promoting environmental quality and ensuring that the Borough's character is protected and enhanced will be encouraged throughout this SPD.
1051	206	The use of appropriate materials is a key consideration and this is especially so in the case of heritage assets, the text here is supported.	Comment is noted. The document seeks to provide guidance to safeguard that development proposals respect and complement heritage assets and their settings
1051	207	There appears to be a word missing after the second "established" in the first sentence: "In areas of established residential character, the qualities of traditional buildings and established should be respected and complemented in any new form of extension or alteration to reinforce the character of the area"? In other respects the wording regarding reinforcing the character of local areas, especially through the use of relevant detailing, is appropriate and welcomed.	Comment noted and the text will be amended for clarity.
1051	208	This is an important section of the document and is generally welcomed.	Comment noted.
1051	209	Whilst the inclusion of this section is also welcomed the overall tone is a little negative, e.g. the opening sentence could be more positive about renewables and promote their encouragement rather than merely giving them consideration. It could also make reference to the Council's Sustainability Strategy and to examples where renewables have been installed in the Borough, e.g. the ground source heat pump at Green Lane Farm, Dunham and the solar thermal installation at Dog Farm in Dunham Massey.	Policy L5 of the Core Strategy refers to encouraging the adoption of energy efficient practice in development proposals, including extensions, and this policy wording will be incorporated into the document. The document requests applicants, householders etc to give consideration to the potential gains and viability of adopting energy efficient and sustainable measures.
1051	210	The approach set out here, and especially para 2.21.2 regarding the re-use of existing structures where suitable is supported.	Comment noted. The document promotes minimising demolition and re-using existing buildings and structures.

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1051	211	(Section 3.12 – is it the case that in some areas of the Borough permitted development rights for boundary walls/fences have been removed?...and if so would it be appropriate to draw attention to this in this Section?)	Comment noted and relevant to the SPD. The text will be amended accordingly to advise householders that permitted development rights can be removed to erect boundary treatments and to be aware of this process prior to erecting a boundary enclosure.
1051	212	The inclusion of this Section is welcomed – especially having regard to the number and range of heritage assets across the Borough. It is suggested that a) there might usefully be a sentence added relating to the potential for impacts upon the setting of heritage assets, i.e. so that proposed works outside, but in the vicinity of, Conservation Areas/Listed Building curtilages etc may need to have regard to their impact upon the historic environment; and b) at para 4.1.5 it is considered that more often than not internal or external works to a Listed Building will require Consent, and that it might be sensible to replace the word ‘may’ in the first sentence with ‘may well’ or ‘will often’.	Comment is noted and relevant to the SPD. The text will be amended to refer to setting of heritage assets and non-designated heritage assets so that they are safeguarded and taken into account when designing and assessing householder proposals. Furthermore, the text will be amended to provide greater clarity that listed building works often require listed building consent.
1051	213	It would be useful to provide a link to the Environment Agency’s flood risk maps: (http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=531500.0&y=181500.0&topic=floodmap&ep=map&scale=3&location=London,%20City%20of%20London&lang=_e&layerGroups=default&textonly=off)	Comment noted and relevant to the SPD. Floodrisk maps and associated information is subject to change and reference to the Environment Agency website is considered a more effective means of keeping householders and applicants informed of up to date information. The document will partly amended to refer to the Environment Agency website.
1051	214	Section 5.2 (and page 51) it is noted that in practice the CABE advice on Design and Access Statements has been superseded by the DCLG’s publication “Guidance on information requirements and validation” issued in March 2010, in particular paras. 6.7 to 6.9.	Comment noted and the document will be amended in line with the above.
1096	171	All development proposals under 250m2 and householder developments are covered by our national flood risk standing advice. Therefore any house extension proposals within flood zones 2 (Medium Risk) and 3 (High Risk) should refer to our website: http://www.environment-agency.gov.uk/research/planning/82584.aspx Any proposals within 8 meters of a designated Main River will also require formal consent from the Environment Agency under the terms of the Water Resources Act 1991 and associated Land Drainage Byelaws.	Comment noted and relevant to the SPD. The document will be amended in line with the above to advise householders of national flood risk standing advice and to refer to the Environment Agency website.
1096	172	We have a policy against the culverting of watercourses except for access purposes.	Comment noted. The document will be amended in line with the above to advise householders to be aware of the location of culverts and their potential implications for the siting and design of householder

			development.
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Appendix 8 – A copy of the Statutory Notice published in the Manchester Evening News relating to the Consultation Draft SPD1 Planning Obligations, SPD3 House Extensions and SPD4 Car Parking Standards.

Monday March 7, 2011

To Advertise call: 0161 829 3300

TRAFFORD BOROUGH COUNCIL

**Planning and Compulsory Purchase Act 2004
The Town and Country Planning Local Development
(England) Regulations 2004 and the Town and
Country Planning Local Development (Amendment)
Regulations 2000
Supplementary Planning Document - Regulation 17
Public Participation**

Proposed titles of the Supplementary Planning Documents

SPD 1 Planning Obligations Consultation Draft
SPD 3 Parking Standards and Design Consultation Draft
SPD 4 Guide for Designing Housing Extensions and Alterations Consultation Draft

Proposed subject matter and aims of the Supplementary Planning Documents

SPD 1 Planning Obligations Consultation Draft
This SPD proposes additional planning obligations to be sought from new development in the Borough. It sets out the rationale for making those obligations and the system proposed to manage and monitor the collection and spending of developer contributions.

SPD 3 Parking Standards and Design Consultation Draft
The purpose of this Supplementary Planning Document is to assist with the interpretation and implementation of Policies contained within the Core Strategy of the Trafford Local Development Framework relating to vehicle and cycle parking standards and design.

SPD 4 Guide for Designing Housing Extensions and Alterations Consultation Draft
The document comprises professional advice, general design and amenity principles that are applicable to all forms of household development, more detailed advice for specific forms of development and special factors that may need to be taken into consideration with some household applications.

Period within which representations on the proposals may be made

Representations may be made between Monday 19th March and 8.00 pm on Monday 18th April 2011.

Address to which representations shall be sent

Written representations should be submitted to the LDF Team, Strategic Planning & Development, Waterloo House, Sale, M33 7ZF (e-mail: strategic.planning@trafford.gov.uk, fax no. 0161 912 3128, online representation facility at www.trafford.gov.uk).

Notification of Adoption

Any necessary letters may be accompanied by a request to be notified at a specified address of the adoption of the Supplementary Planning Documents.

Inspection Arrangements

Copies of the Supplementary Planning Documents – SPD 1 Planning Obligations Consultation Draft, SPD 3 Parking Standards and Design Consultation Draft, SPD 4 Guide for Designing Housing Extensions and Alterations Consultation Draft are available for public inspection at all public libraries across 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, auxiliary material can be made available in large print, Braille and other languages.

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

Dennis Savin
Head of Strategic Planning and Housing Services

PUBLIC NOTICE

Notice is hereby given that Judge Graham John Birmingham at Brynmore House, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 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