



The Planning
Inspectorate

Report to Trafford Council

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an Inspector appointed by the Secretary of State for Communities and Local Government

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

REPORT ON THE EXAMINATION INTO TRAFFORD CORE STRATEGY

DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 3 December 2010

Examination hearings held between 28 February and 10 March, 25 and 26 May, and 28, 29 and 30 September 2011

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Abbreviations Used in this Report

AA	Appropriate Assessment
BREEAM	Building Research Establishment Environmental Assessment Method
CD	Core Document
CfSH	Code for Sustainable Homes
CIL	Community Infrastructure Levy
CS	Core Strategy
DPD	Development Plan Document
EZ	Manchester Airport City Enterprise Zone
GP	National Housing Growth Point
HMA	Housing Market Assessment
HRA	Habitats Regulations assessment
LCCC	Lancashire County Cricket Club Quarter
LCGA	Low Carbon Growth Areas
LDS	Local Development Scheme
LIP	Local Infrastructure Plan
LTP	Greater Manchester Local Transport Plan
MCR	Manchester City Region
NPPF	National Planning Policy Framework
PC	Proposed Change
PDL	Previously Developed Land
PHM	Pre-Hearing Meeting
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RS	North West of England Plan Regional Spatial Strategy to 2021
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
TEVS	Trafford Economic Viability Study
UDP	Trafford Unitary Development Plan 2006

Non-Technical Summary

This report concludes that the Trafford Core Strategy Development Plan Document provides an appropriate basis for the planning of the Borough over the next 15 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

A number of changes are needed to meet legal and statutory requirements. These can be summarised as follows:

- Define the Regional Centre and Inner Areas boundaries in the Core Strategy (CS);
- Amend the vision to emphasise economic growth;
- Clarify throughout the CS that targets for development delivery, including housing provision, reflect minimum indicative figures and that sustainable urban greenfield sites will be given equal priority with previously developed land for release for residential development;
- Amend policy SL1 to enable uses classified in Planning Policy Statement 25 as being more vulnerable to flooding on those parts of the Pomona Island Strategic Location that fall outside Flood Zone 3;
- Amend policy SL3 for compliance with PPS4;
- Amend policy L2 to clarify that provision for affordable housing will be considered on a site-by-site basis where viability issues arise, to reflect the amended definition of affordable housing in re-published PPS3 and to inform that the Regional Strategy forms part of the development plan for the area;
- Amend policy L3 to clarify requirements for developer contributions and to bring the policy in line with PPS25;
- Re-order policy L4 to reflect the movement hierarchy that gives priority to pedestrians;
- Amend policy L5 by removing local targets and for effectiveness;
- Amend policy W1 by identifying land at Davenport Green as being suitable for exemplar B1 business/office development;
- Amend policy R4 by not adding land at Davenport Green to the Green Belt but designating it Countryside Land outside the Green Belt;
- Amend policy L8 for effectiveness, and
- Replace Monitoring Table 3 for effectiveness.

All of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's overall strategy.

Introduction

1. This report contains my assessment of the Trafford Core Strategy (CS) Development Plan Document (DPD) in terms of Section 20 (5) of the Planning & Compulsory Purchase Act 2004. It considers whether the DPD is compliant in legal terms and whether it is sound. Planning Policy Statement (PPS) 12 (paragraphs 4.51-4.52) makes clear that to be sound, a DPD should be justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the submitted draft CS (December 2010), as amended by the Council's schedule of editorial changes contained in Core Document (CD) [6.1.2], which was submitted together with the DPD.
3. The Council has also published a schedule of post-submission changes, CD [12.4], which includes all of its proposed changes (PC) (s) made during the examination. They encompass changes to the supporting text and policies that have been suggested by Representors. However, this report deals specifically with those changes that I recommend and which are necessary to make the CS sound. They are identified in bold in this report (**S**), followed by their reference number given in CD [12.4]. They are set out in full in Appendix A to this report. These changes do not materially alter the substance of the CS and its policies, or undermine the Sustainability Appraisal (SA) and consultation/participatory processes undertaken.
4. Some of the changes listed in CD [12.4] are factual updates, corrections of minor errors or other minor amendments in the interests of clarity. As these changes do not relate to soundness they are not referred to in this report, although I endorse the Council's view that they improve the plan. They are detailed in Appendix B. In addition, I am content for the Council to make any additional minor changes to page, figure, paragraph numbering and to correct any spelling errors prior to adoption.
5. All of the PCs have been subject to public consultation, publication on the Council's website and to discussion at the examination hearings. I have taken all discussion and consultation responses on the changes into account in writing this report.
6. References in this report to documentary sources are provided thus [], quoting the reference number in the examination library [6.2.14].

Assessment of Soundness

Preamble

7. The CS has been prepared and examined on the basis that the North West of England Plan Regional Spatial Strategy to 2021 (RS) [3.1.1] forms part of the development plan for the area.
8. Following discussion at the February 2011 hearing sessions, additional SA of land at Davenport Green has been undertaken by the Council, together with further SA on its post-submission PCs to the 'Inner Areas' boundaries and to

policy L5 – Climate Change. In accordance with best practice, the Council has also produced a consolidated SA report and appendices summarising the results of these post-submission SAs [12.104.1] and [12.104.2]. Together with all of its PCs suggested during the examination, as detailed in the proposed changes schedule [12.4], these further SAs have been advertised in a locally circulated newspaper, on the Council's website and at public libraries. In addition, comments on the implications for the soundness of the CS of the Ministerial Statement on *'Planning for Growth'* made in March 2011 were invited during a public consultation period between 18 April and 9 May 2011.

9. Comments were also invited on the implications of amendments to PPS3, PPS10 and Planning Policy Guidance (PPG): 13 that have been made during the examination period. Also, on the Ministerial Statement issued in April 2011 - *'Time for fair play for all on planning'*, informing that a consultation document has been published on a proposed new PPS to replace Circulars 01/2006 and 04/2007. In addition, Representatives were invited to comment on the implications for the soundness of the CS in the light of the draft *National Planning Policy Framework* (NPPF) issued in July 2011. However, I have attached little weight to the NPPF because it may be subject to change before its final publication.
10. At the request of the Council made at the February hearings sessions, the examination of policies W1 – Economy and R4 – Green Belt and other Protected Open Land was initially postponed to address concerns relating to the SA of these policies, and then until the September hearings sessions to enable it to consider the implications of the designation of the Manchester City Airport Enterprise Zone following the March 2011 budget. As a consequence, it has suggested significant changes to policies W1 and R4. These PCs have been subject to wide publication consultation, including newspaper advertisement, between 22 July and 5 September 2011 and again for a two week period ending 24 October 2011.

Main Issues

11. Taking account of all the representations, written evidence and the discussions at the examination hearings, there are eight main issues upon which the soundness of the CS depends.

Issue 1 – An Overview of the Soundness of the CS

Whether the spatial vision, objectives and delivery strategy of the CS appropriately reflect the regional context of the Borough and the regional and local issues to be addressed.

The Regional Context and Defining the Regional Centre and Inner Areas Boundaries within Trafford.

12. Sections 1-7 of the CS provide a clear and succinct spatial context for the CS development strategy and the core policies that follow. They inform that Trafford is one of the ten metropolitan districts of Greater Manchester. There is a high level of joint working and collaboration between the constituent local authorities, which have submitted a scheme to the Government for the creation of a new Greater Manchester Authority. Together with East Cheshire and Warrington, Greater Manchester makes up the Manchester City Region

(MCR), which is committed to delivering accelerated economic growth over the next few decades and has a RS vision of being '*A world class city region at the heart of a thriving North*' by 2021.

13. Thus Trafford Borough has a role in contributing to and supporting this vision, and is acknowledged as being one of the main economic drivers in the MCR's economy. In line with this role, the CS states an intention through the implementation of its policies, to ensure that development both benefits Trafford's residents and contributes to the wider aspirations of the MCR and Greater Manchester.
14. The MCR is divided into a number of sub-regions. Trafford is made up from parts of 3 of these; the Regional Centre, the Inner Areas and the Southern Part of the MCR. RS policy MCR 2 recognises that the Regional Centre is the primary economic driver of the MCR and provides the main focus for business, retail, leisure, cultural and tourism development. In the Inner Areas, the emphasis is on providing a good range of high quality housing. Supporting text to policy MCR 2 identifies Trafford Wharfside and Pomona Docks, and Trafford Park as falling within these respective areas. RS policy MCR 3 informs that in the Southern Part of the MCR development should sustain and promote economic prosperity consistent with the environmental character of the area and the creation of attractive and sustainable communities. Those parts of Trafford that are not within the Regional Centre or the Inner Areas fall within the Southern Part. However, the RS does not define precise boundaries for these 3 areas.
15. The submitted CS broadly defines the Regional Centre and Inner Areas boundaries, but reserves definition of their detailed boundaries to the forthcoming Land Allocations DPD and the Proposals Map. However, following discussion at the hearings the Council acknowledges that this approach is not sound because this is a matter of strategic importance that should be resolved in the CS. Also that the intended broad boundaries are not clearly justified by evidence. Furthermore, alternative broad boundaries have not been considered or consulted upon. In addition, Figure 1 of the CS nevertheless appears to provide precise boundaries, leaving no scope for intended consideration of alternatives during preparation of the Land Allocations DPD. To overcome these shortcomings the Council undertook additional work during the suspension of the examination between March and May 2011.
16. Two feasible alternative Regional Centre and 4 Inner Areas boundaries within Trafford were generated [12.70]. These have been subject to SA [12.70] and [12.104.2], discussion with the other Greater Manchester authorities, full public consultation and consideration at an examination hearing session held in May 2011.
17. Taking into account the strategic importance of these boundaries the Council now intends to define them precisely in the CS and as an amendment to the Proposals Map, which will be included as an inset Proposals Map at Appendix 2 to the CS, as detailed in PC **(S300.41)**. The PC retains the Regional Centre boundary as indicated in the submitted CS, but the Inner Area boundary is extended to include the Trafford Centre Rectangle.
18. The proposed definition of the Regional Centre boundary reflects that given in

the RS and the changes that have taken place in Trafford Wharfside since it was first defined in the 1980s. It also appropriately recognises the important sub-regional role of the Manchester United Stadium area in terms of leisure, culture and tourism, and it accords with the alignment of the Regional Centre boundaries within the emerging Manchester and Salford core strategies.

19. Defining the Inner Area boundary requires interpretation of what constitutes the areas referred to in the RS as 'Trafford Park' and 'North Trafford'. Historically Trafford Park includes 3 distinctive areas, including the most westerly part known as the Trafford Centre Rectangle, whilst North Trafford is traditionally considered to be all land north of the River Mersey. However, as discussed in [12.70], inclusion of all of these areas would not accord with the purposes of the Inner Areas as set out in the RS.
20. The Inner Area indicated in the submitted CS is supported by the adjoining Manchester and Salford Councils, but it has been criticised by others for being too tightly drawn and consequently for providing insufficient opportunity for the scale of development and economic impetus necessary to sustain growth and regeneration in this area at the regional level. Whilst not objecting to the types and scale of development proposed in the Trafford Centre Rectangle, Manchester and Salford Councils have objected to its inclusion within the Inner Area, because in their view it does not accurately reflect the RS focus on regeneration for this area.
21. However, the now intended inclusion of the Trafford Centre Rectangle, which is identified in the policy SL4 of the CS as being an area where a significant level of mixed development, including over 1,000 new dwellings will be provided, fits within the geographical area described in the RS and it would better enable Trafford to contribute to the overall growth in the economy of the MCR. This latter consideration is emphasised in the RS, that refers to the enormous potential of the Inner Areas, which if left untapped will limit the ability of the Regional Centre to boost overall economic growth in the MCR. It also accords with the thrust of the Government's 2011 budget statement, '*Planning for Growth*'.
22. For these reasons, the retained boundary for the Regional Centre and the proposed amended boundary for the Inner Areas are justified and sound.

The Trafford Context

23. Having taken account of the regional context, the CS then considers the spatial profile of the Borough. From a range of alternatives it identifies 10 locally distinctive 'Trafford Places'. Their key characteristics and issues to be addressed succinctly set the scene for the CS vision and objectives.
24. However, the vision has been criticised for being too inward looking, for failing to take account of the economic thrust of the 2010 Sustainable Community Strategy (SCS) [7.1.3] and the wider MCR economic context. In response, the Council suggests PC **(S300.03)**, which adds to the vision reference to the significant contribution that Trafford will make to the MCR by having a high performing economy, specifically by making provision for high quality industrial and commercial sites in well-served locations to support the local, City Region and regional economies. With this change the CS appropriately

addresses the regional and local contexts, and it reflects the vision for the SCS; it is thereby made sound.

25. The CS identifies 8 thematic strategic objectives that apply Borough-wide, followed by linked 'Place' objectives, which identify the desired outcomes for each of the 'Trafford Places'. Together, these objectives provide a justified and effective spatial context for the CS delivery strategy, and its policies and proposals. No changes are necessary for soundness, including in response to a suggestion in representations that the 'Place' objectives for Altrincham should be amended to emphasise the opportunity/stimulus which the adjacent Manchester City Airport provides for economic growth and employment opportunities. This is neither appropriate nor necessary because, as amended, the vision and CS policies provide an appropriate framework for such development.

The Delivery Strategy

26. The delivery strategy comprises policies for the five Strategic Locations identified in the CS and the core policies. Through these it is identified where practicable, when, where and by whom actions will take place. Each of these policies helpfully contains an implementation schedule setting out the main infrastructure requirements, implementation mechanisms, delivery agents, time scales and funding opportunities. In respect of the Strategic Locations this information is linked to the delivery of the development requirements set out in their policies, and their infrastructure needs, which are prioritised 1 - 4 in the associated infrastructure schedules. More information on the delivery of the Strategic Locations and the core policies is provided in the Council's Local Infrastructure Plan Report (LIP), which is published as a 'living' document alongside the CS [6.2.15].
27. The fundamental approach of the delivery strategy has been criticised for not identifying strategic sites in the CS, with particular reference to land at Davenport Green, which is considered in more detail later in this report. Such representations consider that the CS is unjustified and is inconsistent with previous stages of its formulation, wherein potential strategic sites were identified. Also, that the CS conflicts with PPS12 in this regard. It is also perceived that the intended delivery strategy gives rise to uncertainty and reflects an inadequate evidence base to support key elements of the CS.
28. However, whilst PPS12 indicates at paragraphs 4.6 and 4.7 that core strategies may allocate strategic sites for development, it does not require them to do so. It further comments that generally, a core strategy should not include site specific detail which can quickly date. Thus the submitted CS approach is consistent with this national policy, and it reflects an appropriate balance between the supporting evidence, which is adequate and robust, and deliverability. The fact that no strategic sites are identified does not fundamentally make the CS unsound.
29. Furthermore, work undertaken following the Preferred Options consultation [6.3.9] transparently established the process for the consideration of alternatives and identification of the selected Strategic Locations, as detailed in the associated Technical Note [6.3.25] and justifies the CS delivery approach. CD [12.104.1] summarises the associated SA process. A detailed

audit trail of the evolution of all of the CS policies, including those for the Strategic Locations is also contained in [12.41], [12.41.1] and [12.41.2].

30. Infrastructure requirements and implementation mechanisms for delivery of the development anticipated at the Strategic Locations is also supported by robust evidence, the key pieces of which are listed in [12.3]. Only some precise details concerning deliverability were unavailable at the publication stage of the CS. For this reason, the Council chose to not identify strategic sites in the published version of the CS.
31. Nevertheless, the available evidence gives sufficient confidence that the development identified at the Strategic Locations is deliverable at the scale and rate anticipated. This is not contested by any of the key stakeholders for any of the Strategic Locations, who are fully committed to their delivery during the CS timeframe. Thus concerns regarding effectiveness are not substantiated. However, for consistency with the national and regional contexts, which seek to maximise economic growth, and for necessary flexibility, the Council's PC **(S300.05)** is necessary. This clarifies after paragraph 8.7 of the CS that the scales of delivery at each of the Strategic Locations should be regarded as being indicative minimum figures.

Key Diagram

32. The Strategic Locations are indicated on the Key Diagram, together with other main development opportunities and constraints. In response to discussion at the hearings the Council suggests PC **(S300.04)**, which removes shading that indicates areas at risk of flooding and areas benefiting from flood defences, because that information will quickly become outdated and the scale and level of detail of the Key Diagram is inappropriate for relaying this information. Furthermore, the Council conceded that it was based on earlier Environment Agency flood zone mapping [12.13] rather than the Strategic Flood Risk Assessment (SFRA) [8.4.4]. PC **(S300.127)** highlights land at Davenport Green. In addition, PCs **(S200.02)**, **(S200.04)** and **(S200.05)**, which amend the Key Diagram regarding adjoining Local Authority areas, anticipated extensions to the tram network and other indicative transport infrastructure improvements are also necessary for soundness.
33. With the changes referred to above, the Key Diagram, the spatial vision, the objectives and the delivery strategy of the CS appropriately reflect the regional context of the Borough and the issues to be addressed both regionally and locally, and are made sound.

Issue 2 – The Strategic Locations

Whether the Strategic Locations are the most appropriate to achieve the vision and objectives, are effective and deliverable, and are consistent with national policy.

General Matters

34. The CS identifies 5 Strategic Locations as the key areas for change and for delivery of significant growth within the Borough. Their appropriateness and deliverability are supported by robust evidence; for example [12.3] comprehensively lists the main evidence documents that support the inclusion

of each of the Strategic Locations, [12.12] provides evidence of their deliverability and [8.8.25] provides an independent assessment of how housing growth can be delivered focussed on the Strategic Locations. It is clear that alternatives have been considered and consulted upon, and that the SA [6.2.2] supports the selection of the 5 Locations. The LIP does not identify any 'show stopping' infrastructure requirements and, as clarified at the examination hearings, there are no major physical constraints to the anticipated types and scales of development. None are objected to in principle and no other additional or alternative locations have been put forward for consideration, except in respect of land at Davenport Green, which is considered later in this report. Thus in principle, the Strategic Locations and their policy aspirations are justified, feasible and deliverable. However, there are some detailed elements of each of the Strategic Location policies that require amendment for soundness.

SL1- Pomona Island

35. Pomona Island is a key part of the Regional Centre in Trafford. It is part of the former Manchester Docks. It has been vacant for over 20 years following its remediation and thus it represents a major opportunity for development.
36. Based on the Council's interpretation of the SFRA [8.4.4], the SA and the PPS25 Flood Risk Exception Test Report [6.3.23], a very cautious policy approach is adopted towards residential development and other more vulnerable uses at this Location, 51% of which lies within Flood Zone 3. Apart from acknowledgement of an extant permission for 546 dwellings, policy SL1 does not indicate any other opportunities for such development at the Location. Furthermore, supporting text at paragraph 8.30 of the CS informs that the more vulnerable uses should be excluded from this area.
37. This approach is contested by the sole landowner, who also questions the robustness of the SFRA concerning this and the other Strategic Locations, and the approach taken by the Environment Agency with regards to identifying flood risk from the Manchester Ship Canal and the Bridgewater Canal.
38. Taking account of these concerns, of further work undertaken by the Environment Agency since the publication of the SFRA and of the discussions at the examination hearings it is clear that policy SL1 is unreasonably cautious towards more vulnerable use development. The most up-to-date evidence indicates that there is further opportunity for residential development within the Pomona Island Strategic Location beyond the current extant permission. This is now accepted by the Council [12.54.6.1]. Consequently, it suggests that the policy is amended in accordance with PC **(S300.34)**.
39. This change refers to the suitability of the Location for residential, hotel and bar uses and it highlights its potential to deliver at least 800 dwellings. The requirement for submission of an appropriate Flood Risk Assessment, together with development proposals is contained within the submitted wording of SL1.5, but for clarity a new part SL1.7 restricts more vulnerable development to the 49% of the Location that is outside Flood Zone 3. New part SL1.6 clarifies that residential development should be provided in line with CS policy L2. Consequential changes are also made to the policy's implementation schedule and its supporting text.

40. In addition to making the policy justified this PC provides greater flexibility to enable the CS to assist in delivering further housing within the Borough and for consistency with the approach used for the other Strategic Locations.
41. Design considerations for development at this Location, which are set out in part SL1.4 of the submitted policy, are not clearly stated. They are also effectively re-phrased by PC **(S300.34)**. In addition, the PC updates the schedule of infrastructure requirements in the light of the most up-to-date information agreed by the Council and stakeholders. It also amends the bullet points at SL1.5 to reflect the amended infrastructure schedule. With this PC the policy is made sound.

SL2 – Trafford Wharfside

42. Trafford Wharfside also lies within the Regional Centre and contains the Manchester United Football Club. As well as its potential for new leisure development, this Strategic Location has significant development potential as part of Mediacity: uk and for residential development.
43. SL2.4 requires a new pedestrian bridge crossing at Clippers Quay and Mediacity: uk, but in the absence of a detailed development scheme this locationally precise requirement is not justified, and may not be appropriate in the light of future detailed development proposals. To provide necessary flexibility the Council suggests that this part of the policy and the corresponding part of the implementation schedule is amended by PCs **(S200.10)**, **(S300.08)** and **(S300.09)**. These suggested changes make the policy less geographically specific and they reduce the priority for provision of this requirement from 2 to 3. For consistency, it is necessary also to amend the implementation table for policy SL3, in accordance with PC **(S300.128)**. PC **(S300.10)**, which reduces the requirement for new primary school provision from a 2 form to a 1 form school, is also necessary to reflect the most up-to-date educational requirements arising from anticipated development at this Location and for consistency with its implementation schedule. In addition, PC **(S200.08)** clarifies consistency with PPS25. With these PCs policy SL2 is made sound.

SL3 – Lancashire County Cricket Club Quarter

44. The Lancashire County Cricket Club Quarter (LCCC) and the surrounding area contain the major international sporting attraction of the Cricket Club and it is adjacent to the Manchester United Stadium. This Strategic Location also contains several other important community facilities, including Trafford Town Hall. Policy SL3 indicates that the Location has the potential to deliver a redeveloped LCCC sports stadium with ancillary sports and leisure facilities, a redeveloped Town Hall, residential development, improved education, community and commercial facilities including a convenience superstore, and improvements to the public realm links within and adjacent to the site.
45. A development requirement for the Location stipulates in policy SL3.4 that the size of the permitted superstore will be limited to a scale that will address outstanding need within the Old Trafford/Stretford areas. However, for consistency with policy EC16 of PPS4 the Council suggests that this should be deleted by PC **(S300.11)**. Also, to clarify supporting text at paragraphs 8.47-

8.49, which is confusing and partly duplicates national policy in PPS4, PC **(S300.12)** is necessary for soundness.

46. A stakeholder has questioned the requirement for development at this Location to contribute towards provision of a strategic processional route along Warwick Road and Brian Statham Way. An alternative pedestrian link is suggested. However, their alternative link, between the proposed new superstore and the Town Hall would not provide the Council's intended permeability through the wider area linking major pedestrian attractions within and adjacent to the Location. Nor would it provide the necessary enhancement to the public realm, in keeping with the national and international sporting status of the area. No further changes to policy SL3 are necessary for soundness.

SL4 – Trafford Centre Rectangle

47. This Location forms the western part of Trafford Park and contains the Trafford Centre and other retail and leisure facilities. It comprises both brownfield and urban greenfield land (Trafford Quays) and has potential to deliver a significant scale of new residential development, together with substantial employment opportunities, new community facilities and a high quality hotel and conference facility close to junction 9 of the M60 motorway. As a consequence of PC **(S300.41)** the Location will be within the MCR Inner Areas.
48. Manchester City and Salford Councils, amongst others, are concerned that the second bullet point of SL4.2, which refers to the delivery of 15 hectares of land for employment activity providing high quality commercial (B1) development could be interpreted as meaning that all of this land could be developed for offices, which would be inconsistent with PPS4 and RS policy aims that focus office development in the Regional Centre. In response, the Council suggests PC **(S300.54)**, which clarifies that only part of the 15 hectares of employment land is appropriate for B1 office development and to provide flexibility for future uses of the former Kratos site.
49. A development requirement of SL4.4 is for a contribution towards funding a scheme to mitigate the impact of traffic on the M60 motorway. However, funding has already been approved (subject to statutory procedures) for the Managed Motorway Schemes on the M60, as set out in the Greater Manchester Local Transport Plan 2 (LPT2) [4.3.1]. In the absence of evidence to demonstrate that additional mitigation work is necessary, the requirement is not justified and breaches tests of necessity set out in Circular 05/2005 and in the Community Infrastructure Levy (CIL) Regulations 2010. For consistency with national policy and thus, for soundness, the Council therefore suggests the deletion of this bullet point in SL4.4 by PC **(S300.13)**. For the same reasons, a similar change to policy SL5.4 by PC **(S300.14)** is also necessary.
50. In addition, for consistency with CS policy L2, the Council suggests that reference in policy SL4.5 to the requirement that 30% of new residential development at the Location should be affordable housing is amended by PC **(S300.17)**. This change removes the 30% target and instead makes more general reference to making provision in accordance with policy L2. With these PCs policy SL4 is made sound.

SL5 – Carrington

51. Carrington is a key Strategic Location in the south of the Borough. It offers the opportunity to reduce the isolation of Carrington and Partington by creating a substantial, new, mixed sustainable community on significant tracts of former industrial brownfield land. The comprehensive evidence that supports this policy [12.22] indicates that the anticipated scale of development, which includes provision for around 1,500 new dwellings and 75 hectares of employment land is appropriate and deliverable, with the major stakeholder being fully supportive of and committed to the anticipated outcomes of the policy.
52. The Habitats Regulations Assessment (HRA) [6.2.4] and [6.3.15] concludes that provided that the mitigating plans, policies and strategies of the HRA are adopted and implemented appropriately through the development management process, there will be sufficient safeguards in place to avoid significant harm to the special interest of the Manchester Mosses Special Area of Conservation (SAC). Furthermore, in response to comments made by Natural England at the publication stage of the CS, additional text was added to SL5.4 prior to submission, which highlights the possible need for development at this Location to be referred for HRA. This could be undertaken as part of preparation of the forthcoming Carrington Area Action Plan DPD. Thus the Habitats Regulations are met and the additional evidence contained in [12.55] gives reasonable certainty that the intended scale of development at this site will not be constrained by the proximity of the SAC.
53. However for soundness, amendments are necessary to the delivery requirements of the policy and to its infrastructure schedule. PC **(S300.15)** deletes a bullet point from SL5.4, which refers to the Manchester Ship Canal, because it duplicates an intention to safeguard transportation routes, including the Canal, set out in CS policy L4.10, where this requirement is more appropriately located. For consistency with PPS5, PC **(S200.13)** is a necessary amendment to SL5.4 regarding the protection and enhancement of heritage assets and their wider settings. In addition, to reflect up-to-date information concerning the anticipated cost of a road link required to the Location the implementation schedule will be updated in accordance with **(S300.16)**. With these PCs policy SL5 is made sound.

Issue 3 – Housing

Whether the policies and proposals of the CS which aim to ensure that sufficient land is available in the right place and at the right time to meet the housing needs of all of the communities of the Borough are justified, effective and consistent with national policy.

Land for New Homes

54. Policy L1 sets out the scale, distribution, phasing, the preferred sequential approach for release of land for residential development and the management mechanisms for delivery. Implementation mechanisms are given in supporting text.
55. The policy makes provision in accordance with the RS for 10,400 additional new dwellings net of clearance (2003-2021), which equates to an annual

requirement for 578 dwellings that has been rolled forward to the CS process start date of 2008 until 2026, and including the 20% National Housing Growth Point (GP) uplift target figure. This translates to an overall requirement for 11,450 dwellings and an annual requirement for 694 dwellings up to 2018 and 578 dwellings each year thereafter until 2026. Policy L1 indicates that sufficient land will be released to make provision for a minimum of 11,800 dwellings, and its associated Table L1 shows that allocations will make provision for 11,956 dwellings. However, most recent information indicates that provision will be made for 12,210 dwellings. This intended provision is around 15% above the RS Trafford target and 4% above that target including the GP uplift figure. Thus it is in general conformity with the RS, provides sufficient flexibility should some potential sites fail to deliver as well as anticipated and it enables frontloading of housing delivery during the first five years [12.97.14].

56. This scale of new housing provision represents a significant step change in housing delivery in Trafford and approximately doubles the Trafford Unitary Development Plan 2006 (UDP) target for 310 new dwellings annually. Nevertheless, the Strategic Housing Land Availability Assessment (SHLAA) reports 2009 and 2010 [8.8.5] and [8.8.6] indicate that delivery at this significantly increased scale is feasible. To clarify this, the Council proposes the insertion of a housing trajectory at Appendix 4 of the CS, as detailed in PC **(S300.21)**. In addition, PC **(S200.17)** inserts necessary supporting explanatory text to follow paragraph 10.17 of the CS.
57. During the CS process the Council has revisited its intended housing provision; prior to submission when the RS was temporarily revoked and again in March 2011 in response to the Ministerial statement on *'Planning for Growth'* and in July 2011 following publication of the draft NPPF. It has also taken account of representations that criticise the target provision for being based upon out-dated evidence and for consequently being too low. However, in the light of its re-assessments the Council does not wish to alter its scale of housing provision. The soundness of its decision is supported by the most up-to-date review of the evidence base for housing growth targets in Greater Manchester [12.15].
58. However, for flexibility to allow for greater provision if market conditions indicate that this is feasible, the Council suggests several changes to the policy and its supporting text. PC **(S300.40)** clarifies that the housing provision sought by the policy is the minimum requirement, by inserting the words 'at least' in its part L1.2. Table L1 is also re-formatted by PC **(S300.20)** to present the most up-to-date information in a way that more clearly reflects the amended MCR Inner Areas boundary, to reflect the increase in capacity as a result of PC **(S300.34)** at SL1, to clarify that the figures given are minimum indicative targets and to acknowledge that the Strategic Locations referred to in policies SL4 and SL5 have capacity to deliver beyond the plan period, that may be brought forward if circumstances indicate this to be appropriate.
59. To provide necessary certainty to the delivery of the GP uplift requirement, the Council suggests that part L1.3 of the policy is amended by PC **(S300.18)** to clarify that this element of the target will be re-assessed on a site-by-site basis only if justified by a reduction in anticipated GP funding upon which specific delivery is dependant.

60. Parts L1.5 and L1.6 of the policy refer to the distribution of housing land. They indicate that approximately 30% will be in the Regional Centre and Inner Areas, with 70% in the Southern City Region area. Taking into account that the vast majority of the Borough falls within the Southern City Region area, and the policy L1 caveat that within this area half of the land to be released will support key regeneration priorities set out in policy L3 and/or strengthen and support Trafford's 4 town centres, these proportions were justified. However, the Council's post publication wish to amend the Inner Areas boundary and to enable more housing development at the Pomona Island Strategic Location (policy SL1) necessitates changes to this split, to 40% and 60% respectively. For consistency, it is therefore necessary to amend part L1.6 of the policy in accordance with PC **(S300.42)**.
61. Part L1.7 of the policy sets out the intended sequential approach for the release of housing land that prioritises the release of previously developed land (pdl) in all parts of the Borough. It also informs that the indicative pdl target is 80%, in line with the target figure for Trafford given in the RS. Both of these aspects of the policy have been subject of representations that argue that sustainable greenfield sites are unjustifiably prejudiced, which could impact on delivery, and that it is inconsistent with re-published PPS3, which does not place such great an emphasis on the use of pdl targets as before. However, the Council wishes to retain the 80% pdl target, which is justified by the SHLAA and is shown in revised CS Table 1 to be feasible over the time span of the CS, because it supports key elements of the spatial vision for growth and for regeneration of the urban fabric.
62. Nevertheless, the Council now acknowledges that residential development of some greenfield land within the urban area, notably land at Trafford Quays within the Trafford Centre Rectangle Strategic Location (policy SL4), which is a sustainable greenfield site with little amenity value, could be unintentionally delayed by the sequential approach of the submitted version of the policy. Development of the Trafford Quays site would not prevent achievement of the pdl target. Thus this unnecessary impediment to housing delivery is also rectified by PC **(S300.42)**, which prioritises sustainable urban greenfield land equally with pdl.
63. The priority afforded to pdl is carried through into parts L1.8 and L1.9 of the policy which set out the Council's strategy for managing housing delivery. For consistency with its revised approach towards sustainable urban greenfield land and with the government's increasing emphasis on enabling sustainable development, PC **(S300.42)** sets out an amended delivery strategy. Whilst this is not as permissive towards the release of non-urban greenfield sites as sought in some representations, it reflects current policy contained in PPS3. It also provides sufficient flexibility to bring forward such sites provided that the overall delivery of new housing is not prejudiced.

Meeting Housing Needs

64. Policy L2 seeks to ensure that there is an adequate mix of housing types to meet the needs of the community. Based primarily upon the findings of the Trafford Housing Market Assessment (HMA) [8.8.12] and the Trafford Economic Viability Study Report (TEVS) [8.8.22] parts L2.1-L2.7 of the policy soundly set out the preferred proportions for dwellings types and sizes with a

target split of 60%:40% market: affordable housing, and 70%:30% small: large (3+ bed), with 50% of the small dwellings being suitable for small families.

65. Parts L2.8 - L2.16 of the policy provide further detail on how the 40% affordable housing target will be delivered. The HMA concludes that Trafford has an annual shortfall of 541 affordable dwellings across the Borough. To meet this a 50% affordable housing target is required, but the evidence indicates that a target of 40% is the most that can be realistically achieved. PC **(S300.23)** is necessary to clarify this in supporting text. Building on this viability consideration, and having regard to the differing levels of need in the 'Trafford Places', the TEVS considers a range of sensitivity scenarios which justify the geographically variable targets detailed in parts L2.9 and L2.12 of the policy. These range from 5% in the 'cold' market locations, 20% within the 'moderate' locations to 40% in the 'hot' locations. Parts L2.14 - L2.16 of the policy clarify delivery requirements and inform that there should be a 50%:50% split between intermediate and social rented housing. But, for consistency with revisions to the definitions of affordable housing in PPS3 published in June 2011, the Council suggests PC **(S300.48)**, which adds reference to affordable rented housing.
66. Part L2.11 sets the thresholds for qualifying sites at 5 residential units in the 'hot' and 'moderate' market locations and 15 within the 'cold' locations. Thus all of the requirements of paragraph 29 of PPS3 are met in policy L2 in a way that is locally distinctive and responsive to the particular 'Place' characteristics of the Borough.
67. However, the 5 unit threshold has been challenged as being an unreasonable impediment to housing delivery, especially on small sites and particularly when the implications for meeting the climate change targets of policy L5 and other developer contributions required by policy L8 are also taken into account. It is further argued that such sites would yield little in terms of overall contribution to affordable housing provision. In addition, the robustness of the TEVS relating to the cumulative impact on viability of other developer costs, and the Council's application of its conclusions to policy L2.11 are challenged.
68. The TEVS, which takes account of stakeholder feedback regarding amongst other matters; build costs and costs associated with purchasing land in the differing market locations, is based on analysis of a representative sample of 100 sites from the SHLAA, having regard to; site size, policy classifications, development constraints, number of dwellings proposed and development density. 45% of the sample sites have the capacity to deliver less than 15 dwellings, of which 37% are within the 'hot' and 'moderate' market areas. 'Normal' market conditions set on 2007 values are used as the basis for scenario testing of the sites, which are also tested under 'good' and 'poor' market conditions. The viability testing takes account of other developer costs imposed by policy L8, but not those resulting from policy L5, which are separately tested for viability in the Trafford Low Carbon Study [8.4.8] as updated in [8.4.8.1]. Thus the TEVS, together with the Trafford Low Carbon Study, take appropriate account of site size and other 'costs'. Viability testing can, therefore, be considered to be adequate.

69. The TEVS indicates that around 70% of the small sites tested within the 'hot' and 'moderate' locations remain economically viable applying a 40% target to a 5 dwelling threshold. However, taking into account that this analysis applies to 'normal' market conditions when the economic climate was more favourable than in 2011, and the caution of paragraph 6.65 of the TEVS which, whilst concluding that it would be reasonable for policy to require a 40% affordable housing contribution in the 'hot' and 'moderate' locations for sites above 5 units advises that viability should be tested on a site-by-site basis, the Council is justified in reducing the target to 20% in 'moderate' market locations, where only 50% of the sites tested were found to be viable applying a 40% target to a 5 dwelling threshold. The TEVS indicates that in the 'cold' market areas applying a 5% target to a 15 dwelling threshold is viable in 'normal' market conditions.
70. For flexibility and for consistency with PPS3, the Council suggests the inclusion of additional policy text to clarify that viability consideration will be taken into account on a site-by-site basis, as detailed in PC **(S300.37)**. This PC also clarifies that the precise mechanisms for assessing viability will be set out in the forthcoming Planning Obligations Supplementary Planning Document (SPD). Thus all other developer costs arising from other policies of the CS would be factored into assessments where issues of viability arise. Given that the evidence robustly indicates that the policy requirements should be achievable in the majority of proposals within the 'hot' and 'moderate' market areas this is a reasonable, flexible approach towards affordable housing provision that is also consistent with national policy. However, the TEVS indicates that in current 'poor' market conditions any affordable housing contribution could inhibit housing delivery in 'cold' market locations. To clarify that it is not the intention of the policy to obstruct housing delivery and to avoid the cost and inconvenience to developers of producing site-by-site viability studies in these circumstances, the Council also suggests PC **(S300.122)**. This change adds supporting text to clarify that no affordable housing contribution will be sought in 'cold' locations under 'poor' market conditions. With these PCs the affordable housing targets of the policy are made sound.
71. Turning to the effectiveness of the thresholds set by the policy, there is a difference in opinion between the Council and in representations regarding the scale of contribution of affordable housing that will be achieved from the small sites as a result of applying the 5 unit threshold in the 'hot' and 'moderate' market locations. The Council concedes that it will not be substantial, as stated in paragraph 11.17 of the CS, and suggests in PC **(S300.24)** that the word 'significant' would be more accurate. This is not accepted by some Representors. But given the very considerable annual affordable housing shortfall, the 15% contribution from small sites that they estimate the policy would achieve, this amended description is not misleading and further demonstrates justification for the policy.
72. The accommodation needs of older people are referred to in parts L2.17 and L2.18 of the policy, which seek to meet their requirements through allowing 4% of the overall housing target to be used for such provision. The HMA indicates that this a reasonable target, but some representations have misinterpreted this enabling aspect of the policy as a further development burden. To clarify that the policy does not impose a requirement for sites

generally to achieve this 4% provision, PC **(S300.22)** informs that appropriate sites to meet this specific housing need will be identified through the Land Allocations DPD.

73. Finally in part L2.19, the policy seeks to make appropriate provision for the housing needs of Gypsy, Roma and Travelling Communities and Travelling Showpeople. The criteria set out are sufficiently flexible to reflect current national policy and the implications of emerging national policy contained in the Ministerial Statement issued in April 2011. However, PCs **(S200.18)** and **(S300.26)** are necessary to clarify the current national policy context in which the RS remains part of the development plan for the Borough.
74. With these changes, the policies and proposals of the CS, which aim to ensure that sufficient land is available in the right place and at the right time to meet the housing needs of all of communities in Trafford are justified, effective and consistent with national policy.

Issue 4 – Sustainable and Inclusive Communities

Whether the policies and proposals of the CS that seek to achieve sustainable, inclusive communities and to address the impact of climate change are justified, effective and deliverable, and are consistent with national policy.

Regeneration and Reducing Inequalities

75. Trafford is a Borough of contrasts with some of its neighbourhoods being amongst the most disadvantaged in the country. To address this, policy L3 seeks to aid regeneration and to reduce inequalities. The policy firstly sets out general principles and then it outlines the priorities for regeneration in the 3 main regeneration areas of Old Trafford, Partington and Sale West. The last part of the policy identifies general requirements for development in the 7 other regeneration areas that are named in the supporting text. The selection of the regeneration areas is based on the 2007 national Indices of Multiple Deprivation.
76. The first aim of the policy is to improve accessibility between the regeneration areas and employment areas, the town centres and the Regional Centre, but it fails to highlight provision for improvements to accessibility by walking and cycling. The Council's suggested PC **(S200.19)** rectifies this.
77. In addition, several aspects of parts L3.4 and L3.5 of policy L3, which refer to the Priority Regeneration area at Partington, have been criticised regarding the scale of residential development that will be permitted, requirements for developer contributions and consistency with PPS25.
78. Following consideration of a range of scales of new housing provision in this area [6.3.1], the policy informs that around 850 units will be provided. It is anticipated that these will contribute towards the redevelopment of the local shopping centre and improvements to open space and amenity areas. This scale of residential development has been the subject of SA, and a viability appraisal for the outline planning permission granted for 550 dwellings at the site indicates that the 850 figure is viable for supporting regeneration of the shopping centre. Furthermore, this provision is in line with the requirements of

the RS, and the CS development strategy that requires residential development within the Southern City Region to be at a scale commensurate with local needs and local regeneration strategies. Some representations consider that around 2,286 new dwellings would be necessary to achieve the required regeneration benefits. However, this higher figure would exceed that required for local needs and is therefore inappropriate.

79. As identified in Trafford's Green and Open Spaces – An Assessment of Need (2009) [8.11.4] and the Partington Action Plan: Baseline Report [8.7.9], Partington has sufficient quantity of open space, but its quality and accessibility requires improvement. The policy seeks to secure this through developer contributions, but the precise requirements of the policy are not clearly worded. To correct this for effectiveness, PCs **(S200.20)**, **(S200.21)** and **(S200.23)** are necessary amendments to the 5th and 6th bullet points of part L3.4 and the 2nd bullet point of L3.5. In addition, PC **(S200.25)** clarifies the developer contribution requirements for sustainable transport and accessibility projects for Partington. PCs **(S200.22)** and **(S200.24)** bring the last bullet point of L3.4 and the 3rd bullet point of L3.5 in line with PPS25.
80. The remainder of policy L3, which refers to the other regeneration areas, requires no changes for soundness.

Sustainable Transport and Accessibility

81. The CS identifies that improving accessibility is essential to building sustainable communities. Policy L4 sets out principles and proposals that seek to achieve this. The policy is justified by a robust evidence base, including the LTP (2) [4.3.1], the draft LTP (3) [12.94] and the LIP [6.2.15], which give confidence that the policy is realistic rather than being merely aspirational. The Council is clearly committed to working with the Highways Agency and Transport for Greater Manchester to undertake further transport modelling work to identify detailed highway and public transport network requirements that will inform the preparation of the Land Allocations DPD.
82. However, contrary to the priority that should be afforded to pedestrians, cyclists and public transport, policy L4 refers to the strategic, primary and local highway network ahead of these more sustainable transport modes. To rectify the mixed messages that this gives towards building sustainable communities PC **(S300.30)** re-orders the policy in accordance with the sustainable movement hierarchy. This change also provides necessary flexibility by clarifying in part L4.5 of the policy that improvements will be sought to the frequency and reliability of the public transport network, and that further development of a high quality integrated public transport network will be supported where possible.
83. Part L4.1 (e) of the policy requires that necessary transportation infrastructure is put in place before first occupation of developments, but for large scale schemes this could be unduly onerous. For soundness, the Council suggests PC **(S300.31)**, which more reasonably amends this requirement to a phased infrastructure provision.

Climate Change

84. Policy L5 seeks to minimise the contributions of and to mitigate the effects on

climate change resulting from development. It sets out criteria that refer to sustainable construction, energy infrastructure, pollution and water. It requires residential development to meet minimum specified Code for Sustainable Homes (CfSH) standards and commercial developments to achieve specified Building Research Establishment Environmental Assessment Method (BREEAM) standards. It also provides a CO2 emissions reductions target framework that all residential units comprising 10 or more units and non-residential development above 1,000 square metres should achieve. This framework relates to Trafford's Low Carbon Growth Areas (LCGA) of Altrincham Town Centre, Carrington and Trafford Park and refers to part L of the Building Regulations 2006 and CfSH Level 3 as their baseline. The policy is supported by evidence contained in the Greater Manchester Decentralised and Zero Carbon Energy Study [4.4.1] and the Trafford Low Carbon Study [8.4.8] and its update [8.4.8.1]. Viability appraisal of the financial implications of the locally proposed CO2 emissions reduction targets is contained in [8.4.8] and [8.4.8.1].

85. However, the part of the policy that refers to sustainable construction does not add materially to the requirements of other regulations and is unnecessary. The section of the policy which aims to bring forward the Council's zero carbon agenda for new major built development is very detailed and difficult to understand, and is further complicated by its baseline being referenced to outdated Building Regulations. Furthermore, the evidence to justify the feasibility of local CO2 emission reduction targets over and above national requirements is not sufficiently robust; thus the intended imposition of local targets is not justified. To overcome these shortcomings and to make the policy sound the Council has suggested two sets of amendments to it during the examination process. Both re-drafts were the subject of extensive public consultation, further SA [12.71], and [12.104.1] and [12.104.2], and discussion at subsequent examination hearing sessions.
86. The final version of policy L5 suggested by the Council is detailed in PCs **(S300.46)**, **(S300.125)** and **(S300.126)**. These PCs remove the section that refers to sustainable construction. They set the baseline for the policy on the 2010 Building Regulations. They replace the local emissions target with the requirement for major development proposals to demonstrate that they have explored realistic ways of reducing the effect of the proposed development on climate change. They set out the basis for highlighting the potential, not a requirement, for developments within the identified LCGAs to deliver a higher level of carbon reduction than that required by national standards, set at up to 15% in the LCGAs and 5% elsewhere. The revised policy also informs that these higher levels of potential reduction will only apply until such time that national standards require development to be constructed at zero carbon. It also highlights in part L5.11 that viability considerations will be taken into account. With these PCs, policy L5 is justified, consistent with national policy and made sound.

Waste and Minerals

87. Trafford Council is preparing waste and minerals DPDs jointly with the other Greater Manchester Councils, which are well advanced towards adoption. Policies L6 and W3 of the CS respectively provide broad policy criteria that will complement the detailed policies in the Joint DPDs and which are particularly

pertinent to Trafford. For consistency with re-published PPS10, the Council suggests PC **(S300.43)**, which amends part L6.2 (b) of policy L6 to reflect the revised waste hierarchy.

Design

88. Policy L7 sets out sound design principles for all types of development that refer to quality, functionality, protecting amenity, security and accessibility.

Open Space, Sport and Recreation

89. The CS recognises that the availability of open space, sport and recreation facilities is a key factor to the quality of life and people's well being. Policy R5 sets out the Council's intentions for remedying deficiencies in provision and to ensure that appropriate facilities are available in line with new development. The policy sets out its key objectives, defines quantity and accessibility thresholds and targets, and it informs that appropriate developer contributions will be sought from all development in accordance with policy L8.
90. Policy R5, including its thresholds and targets for provision, is based upon a robust evidence base that is consistent with PPG17. However, some representations question the justification for seeking developer contributions towards the provision of swimming pools and health and fitness facilities, regarding need and the method of calculating the level of contributions required. It is argued that taking into account availability of private facilities and their provision across Greater Manchester there is not a proven quantitative deficiency and hence that there is no justification for developer contributions for these facilities.
91. However, the Council's Strategic Leisure Review (2008) [8.11.3] identifies a deficiency in these facilities that are publicly available within the Borough. Reliance on private facilities, or those that are beyond the accessibility ranges identified in the policy to make good a shortfall is contrary to key national and local objectives of creating inclusive communities. Thus it is reasonable and justified for the policy to identify quantity and accessibility targets for their provision. However, it would be an inappropriate level of detail for the CS to contain the precise mechanisms of how and at what level such contributions will be sought. These will be provided in the forthcoming Planning Obligations SPD that will be published on adoption of the CS.
92. With these PCs, the policies and proposals of the CS that seek to achieve sustainable, inclusive communities and to address the impact of climate change are justified, effective and deliverable, and are consistent with national policy.

Issue 5 – The Economy

Whether the policies and proposals of the CS are the most appropriate to enable Trafford to remain competitive and to contribute to the economic growth of the Manchester sub-region, justified by the evidence, effective and deliverable, and are consistent with national policy.

Supporting Economic Growth

93. Policy W1 aims to facilitate the continued modernisation and revival of industrial and commercial activity through the release of sufficient land throughout the Borough. Part W1.3 of the policy lists the locations where employment uses will be focussed and its Table W1 sets out the amount of land proposed for employment development by place over the plan period. The policy clarifies where specific employment uses, including B1 offices will be focussed. It sets out the criteria that will be taken into account in making decisions upon employment development proposals outside the listed employment foci and the approach that will be taken in determining applications for the redevelopment of employment sites for non-employment uses. Part W1.13 of the policy refers to hazardous installations.
94. Thus, the submitted policy provides a generally clear framework for supporting economic growth in Trafford that is supported by robust evidence contained in the Trafford Employment Land Availability Report [8.3.10] and the Trafford Employment Land Study Report [8.3.3], [8.3.4] and [8.3.5] that reflects an appropriate contribution to the employment requirements of the Greater Manchester sub-region, as required by RS policies MCR1 to MCR3 and the sub-regional targets in its policies W3 and L4. CS policy W1 is also consistent with the Manchester Independent Economic Review [4.2.1] and the Greater Manchester Forecasting Model [4.2.7] and its updates [4.2.10-12]. However, parts of its wording are ambiguous or inflexible. They therefore lack effectiveness. In response the Council has suggested several changes that are necessary to make the policy sound, which are consolidated in PC **(S300.120)**, as amended by PC **(S300.123)**.
95. For interpretation and flexibility, the PCs amend part W1.4 of the policy and add supporting text to clarify that Table W1 sets out an indicative minimum figure for a range of employment development, which includes the recycling of existing employment land and buildings and land that is being brought into employment use for the first time.
96. As submitted, part W1.12 of the policy could require mixed-use development at the Strategic Locations to demonstrate the appropriateness of non-employment uses on former employment sites. The PCs rectify this potential unnecessary burden, which exceeds the requirements of PPS4, by clarifying that the criteria listed apply only to such proposals on unallocated employment sites, sites outside the Strategic Locations and employment places identified in W1.3.
97. The submitted policy has been criticised by some neighbouring authorities as being inconsistent with PPS4 in its approach towards the location of office development, by being permissive towards B1 office development within the Trafford Park Core, Carrington, Broadheath and at the Trafford Centre, which are outside town centres. However, the Council's PPS4 Assessment [8.3.6] clarifies that there is insufficient capacity within and at the edge of town centres to accommodate the anticipated demand for office space during the CS timeframe. In accordance with the findings of this robust study the office foci listed in part W1.5 reflect the most sustainable locations for such development that also take account of the sub-regional importance of concentrating economic growth in the RC. Thus the policy is a sound local interpretation of PPS4. However, to clarify this, PC **(S300.120)** adds short explanatory text.

Land at Davenport Green

98. In addition, the CS generally and submitted policy W1 specifically have been criticised for the omission to designate land at Davenport Green as a strategic site for B1 office development. Associated with this there is a fundamental criticism of the SA that underpins the CS. These matters were raised with the Council at the Pre-Hearing Meeting (PHM) of the examination. Together with the March 2011 Ministerial Statement, *Planning for Growth* and the designation in March 2011 of the Airport City Enterprise Zone at Manchester, with its implications for potential associated economic growth within Trafford, this prompted the Council to undertake further work during a suspension of the examination. This additional work has entailed a review of the SA and commissioning a report by DTZ [12.86] to assess the potential opportunities and impacts for Trafford of the Enterprise Zone (EZ).
99. The Council acknowledges that there were flaws in the SA process prior to publication of the CS with regards to land at Davenport Green because this greenfield site, which is allocated in the saved UDP policy E14 as a Major High Amenity Employment Site, was incorrectly assessed as being within the Green Belt and additional information submitted by the promoters of the site regarding its deliverability and proposed sustainable transport mitigation measures were not properly taken into account. These faults resulted in the site achieving an inaccurately low sustainability score, which contributed to the Council's decision to not carry it forward for employment development in the CS.
100. However, the absence of robust justification for the CS policy stance towards land at Davenport Green and hence the unsoundness of this part of the CS has been fully rectified by subsequent SA undertaken by the Council [12.95], which is summarised in [12.104.1] and [12.104.2].
101. The consolidated SA of Davenport Green indicates that proposals for its development for high quality office development and ancillary uses, and a country park could have a positive impact on a wide range of sustainability objectives, particularly those relating to economic issues. But this consideration alone does not justify designation of the site, which is recognised in the DTZ report as being an available, high quality site in close proximity to Manchester Airport, either as a strategic site or a strategic location.
102. From joint work undertaken with neighbouring authorities it does not seem likely that the land at Davenport Green will be encompassed within the EZ, or that the uses proposed by its owners and promoters are directly related to the emerging proposals at the airport or at the adjacent MediPark at the University Hospital Southern Manchester. Furthermore, to enable this land to be developed for general purpose B1 uses could give rise to the potential for it to compete with other employment allocations within Trafford and the rest of Greater Manchester, which could have the undesirable consequence of displacing investment and adversely impacting on the delivery of development in accordance with the CS spatial vision. Thus the available evidence does not indicate that there is a fundamental need to allocate land at Davenport Green

for employment use in order for the CS to achieve its economic and regeneration objectives.

103. Nevertheless, for soundness, it is clear that the CS must be sufficiently flexible to accommodate changing circumstances and employment land requirements that may arise from the critical mass of employment development that is anticipated to be generated by the EZ and/ or proposals for the MediPark, which could give rise to renewed national or international interest in the site. PCs **(S300.120)** and **(S300.123)** provide the appropriate flexibility that is now necessary to make policy W1 sound, by including cross references within the policy and its supporting text to the suitability of the land for exemplar, very high quality B1 business/office development, subject to compliance of that development with criteria set out in policy R4. The PCs also clarify that such development would be additional to that set out in Table W1.
104. Inconsistencies between part W1.10 of policy W1 and supporting text at paragraph 13.8 of the CS regarding the intended approach towards economic activity associated with Manchester Airport and the MediPark, immediately adjacent to the Trafford Borough boundary are also rectified by these PCs.

Town Centres

105. Policy W2 sets out the future strategy for town centres within the Borough. It identifies a 4-tier hierarchy in which Altrincham is identified as the principal town centre. Sale, Stretford and Urmston are identified as other town centres. Hale, Sale Moor and Timperley are identified as district centres. Local centres will be defined in the Land Allocations DPD.
106. In line with PPS4, the policy sets out the intended functions of these centres and how they will develop in the future, together with their anticipated capacities for growth of town centre uses and residential development. The policy is based on robust evidence [8.1.2], [8.1.3] and [8.1.4], which provides confidence that the policy is justified and deliverable. However, to ensure necessary flexibility, PC **(S300.28)** adds supporting text that clarifies that the capacities for town centre and other uses set out in the policy are indicative minimum figures that are anticipated can be delivered at each of the centres. They are not intended to impose ceilings.
107. Part W2.14 of the policy informs that any proposals to expand the existing retail warehouse parks at White City, Trafford Retail Park and Altrincham Retail Park should be justified against the tests of PPS4. For certainty and clarity the Council suggests that the word 'normally', with reference to the types of goods sold at these sites, should be deleted, as detailed in PC **(S300.27)**. However, this change, which is necessary to make the policy effective and sound, would not prevent flexibility where material considerations indicate that an exception would not be harmful. It also deletes part W2.15 of the policy, which refers to a proposed new superstore within the LCCC Strategic Location, for consistency with PPS4 and to remove duplication with policy SL3. In addition, to clarify that the policies for all 5 of the Strategic Locations allow for community and commercial uses, including retail, to support the communities that will be created there, PC **(S200.33)** adds necessary supporting text.

108. Policy R6 provides a sound strategy for encouraging and supporting the culture and tourism offer of the Borough, which attracts considerable numbers of visitors from both within and outside the Trafford area.

109. With these changes, the policies and proposals of the CS are the most appropriate to enable Trafford to remain competitive and to contribute to the economic growth of the Manchester sub-region. They are justified by the evidence, effective and deliverable, and are consistent with national policy.

Issue 6 – Green Belt and Other Protected Land

Whether the policies and proposals of the CS for the Green Belt and Other Protected Land are justified and consistent with national policy.

110. Policy R4 and Appendix 2 to the CS, which is an inset amendment to the Proposals Map, set out the Council's intentions for the Green Belt in line with PPG2, Agricultural Land and other Protected Open Land within the Borough.

Land at Davenport Green

111. This land was removed from the Green Belt by way of the first UDP in 1996 and was designated as a Major High Amenity Employment Site, following its public local inquiry in 1994, at which the future use of this land was debated at length. It was concluded that there were exceptional circumstances to justify its removal from the Green Belt by virtue of the specific nature of the development proposed and the economic benefits it was argued would be delivered. UDP policy E14 sets prescriptive criteria for the development of the land, which also includes provision of a rural park. The policy informs that Green Belt policies strictly apply except in the case of planning applications complying with the proposal.

112. An outline planning permission for development lapsed in 2009 and the specific development need that prompted the removal of the land from the Green Belt has gone. Furthermore, as acknowledged by the Council, the very prescriptive nature of the policy effectively prevents other similar proposals from being able to satisfy its criteria. Therefore, together with evidence concerning employment land requirements/provision, it would be inappropriate and unsound to carry forward this UDP policy into the CS. The question thus arises as to how this sensitive area should be treated.

113. The Council rightly concludes that it is a strategic matter upon which a decision should be made at this highest level DPD. Thus, part R4.3 of submitted policy R4 proposes that it will be returned to the Green Belt as detailed in Appendix 2. The exceptional circumstances to justify this change (addition) to the Green Belt boundary are cited in the justification text and refer to the importance of keeping the land open to protect its rural character, to prevent urban sprawl and the coalescence of the settlements of Newall Green and Well Green/Hale/Hale Barns.

114. However, as stated in the preceding section of this report, the SA which underpins the CS policy approach towards this land is seriously flawed and therefore, part R4.3 of policy R4 is not sound. This was acknowledged by the Council at the PHM and subsequent work was undertaken, which in addition to further SA included consideration of alternative options for the land [12.83].

115. For the reasons given in the preceding section of this report, designation of the land as a strategic site or location could adversely impact on the overall economic and regeneration aspirations of the CS. However, returning the land to the Green Belt as intended by the submitted CS would not be sound as it would fail to provide necessary flexibility to take account of changed economic circumstances arising from the recent designation of the EZ, and could also therefore undermine the requirement of PPG2 for Green Belt boundaries to be enduring beyond the CS timeframe. Similarly, designation of the land as safeguarded land could fail the longevity requirement of paragraph B2 of PPG2 and would not be a sound option.
116. The most appropriate option, which is supported by all of the available evidence and the consolidated SA, and by national policy including that in PPS7, and which reflects the sensitive nature of this land is to introduce a locally distinctive designation specific to Davenport Green. PC **(S300.121)** amends part R4.3 of policy R4 by deleting reference to the addition of this land and by designating it Countryside Land outside the Green Belt. Criteria to be met by development proposals for the site are added at part R4.4. The PC makes associated changes to the supporting text to policy R4 and it changes references to specific national policy to more generic references. Apart from amending subsequent paragraph reference numbers the remainder of the policy would remain as submitted. PC **(S300.124)** would delete submitted CS Appendix 2 and would replace it with a new inset to the Proposals Map showing the unaltered Green Belt boundary, the boundaries of the potential development site at Davenport Green and the associated rural park.
117. These changes, which are necessary to make policy R4 sound, may disappoint some local Representors and countryside protection groups, who have made strong representations including independent SA of the land to return it to the Green Belt. However, its designation as Countryside Land outside the Green Belt would nevertheless provide a strong level of protection from all development proposals, except those for which it is particularly suited; that is, a deliverable, exemplar B1 proposal that would attract substantial additional development to the sub-region without compromising delivery at the Strategic Locations and the priorities of the CS.
118. Other representations have sought the removal of land from the Green Belt for residential development, including land off Green Lane and off Wood Lane/Thorley Lane, also land off St. Martins Road/Church and Hawthorn Lane at Ashton upon Mersey. However, policy L1 soundly demonstrates that the CS is sufficient and flexible in its provision for housing land without the need to release land from the Green Belt. Exceptional circumstances have not been robustly demonstrated to warrant any changes to the Green Belt within the Borough.
119. With the two PCs referred to above the policies and proposals of the CS for the Green Belt, Countryside and Other Protected Land are justified and consistent with national policy and policy R4 is made sound.

Issue 7 – The Historic and Natural Environments

Whether the policies and proposals of the CS will ensure that development respects the historic and natural environments of Trafford, and are justified, effective and consistent with national policy.

120. Policies R1 and R2 respectively seek to protect, maintain and enhance the historic and natural environments of the Borough. The 7th bullet point of policy R1.6 includes significant historic designed landscapes identified on a local list or from the Trafford Urban Historic Landscape Characterisation Interim Report (2008) [8.10.2] as an historic asset to which policy R1 applies. This is not inconsistent with PPS5, but for clarity and effectiveness the Council suggests that the bullet point is re-phrased as set out in PC **(S300.49)**. No further changes are necessary to make these policies sound.

Issue 8 - Implementation and Monitoring

Whether the mechanisms for delivery, implementation and monitoring are justified, effective and consistent with national policy.

121. As discussed in Issue 1 of this report, all of the CS policies contain an individual implementation schedule and in the cases of the Strategic Location policies, these also detail their main specific infrastructure requirements. Section 27 of the CS provides additional background information on how its policies and proposals will be delivered, and the key delivery mechanisms and partners. These include the use of planning obligations and the CIL Regulations 2010. Policy L8 sets out the Council's intended approach towards seeking these.
122. However, the Council accepts that the submitted version of policy L8 is not sufficiently clear and transparent, nor does it provide all of the necessary policy hooks for the Planning Obligations SPD. Thus it is not effective or sound. To rectify this, PC **(S300.35)** remodels the policy, but it does not introduce any new policy matters that were not intended in the submitted policy. Specifically, the PC clarifies the types of development to which the policy refers, how contributions will be collected with reference to the Trafford 'developer contribution thresholds' and the 'negotiated element', how pooled contributions will be used, how the collection of pooled contributions relate to the CIL tests, how the use of and the refunding of any unspent contributions will be monitored, the intended approach towards maintenance payments and overage, and how viability considerations will be taken into account to ensure that 'tariffs' are set realistically and reviewed so as not to thwart development delivery. The change also re-words supporting text at paragraph 17.8 of the CS. With PC **(S300.35)**, policy L8 is made effective and sound.
123. Outstanding concerns from Representors regarding the application of this policy to policy R5, particularly with regards to provision of some sports facilities, is a detailed matter that could be clarified in the forthcoming SPD and/or in pre-planning application discussions.
124. Section 28 of the CS briefly informs how delivery of its policies and proposals will be monitored, but the associated Table 3 does not contain targets and indicators against which their performance can be assessed. To make the monitoring strategy effective and sound the Council suggests PC **(S300.38)**,

which is a more detailed monitoring table that includes targets and indicators for each of the policies, to replace submitted Table 3. In addition, PC **(S300.47)** provides targets and indicators consistent with suggested changes to policy L5.

125. With these changes, the mechanisms for delivery, implementation and monitoring are justified, effective and consistent with national policy.

Legal Requirements

126. Examination of the compliance of the CS with the legal requirements is summarised in the table below. The CS meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The CS is identified within the approved LDS November 2010 [5.1.13], which sets out an expected adoption date of August 2011. The Core Strategy's content is compliant with the LDS, but due to the suspensions of the examination the adoption date will be missed by a few months, but this is not significant.
Statement of Community Involvement (SCI) and relevant regulations	The original SCI was adopted in 2006 [5.1.10], but to take account of reforms to the Planning and Compulsory Purchase Act 2004 it was reviewed in 2010 [5.1.11]. Consultation has been compliant with the requirements therein, including the consultation on all of the post-submission PCs to the CS.
Sustainability Appraisal (SA)	SA has been carried out at key stages of the CS preparation including a final report prior to publication [6.2.2] and [6.2.3], together with additional post-submission SA of policies L5, R4 and W1, [12.71], [12.80.1], [12.95], [12.104.1], [12.104.2] and other proposed changes, including to the Inner Areas boundaries [12.70]. The post-submission appraisals are summarised in the consolidated SA report contained in [12.104.1] and [12.104.2]. Collectively, it is adequate.
Appropriate Assessment (AA)	The Habitats Regulations Assessment Initial Screening Opinion (2008) [6.3.7] concludes that AA is necessary to assess the possible effects of development within the strategic locations on the Manchester Mosses SAC. The Habitats Regulations Assessment (2009) [6.3.15] as amended [6.2.4] indicates that provided mitigating plans, policies and strategies are adopted and implemented through the development management process, development within the Strategic Locations can proceed without harm being caused to the special interest of the SAC.
National Policy	The CS is consistent with national policy except where indicated and changes are recommended.

Regional Strategy (RS)	The CS is in general conformity with the RS.
Sustainable Community Strategy (SCS)	With the change recommended to the Vision for Trafford satisfactory regard has been paid to the SCS 2008 [7.1.2], as refreshed in 2010 [7.1.3].
2004 Act and Regulations (as amended)	The CS complies with the Act and the Regulations.

Overall Conclusion and Recommendation

127. I conclude that with the changes proposed by the Council, set out in Appendix A of this report the Trafford Core Strategy DPD satisfies the requirements of s20 (5) of the 2004 Act and meets the criteria for soundness in PPS12. Therefore I recommend that the plan be changed accordingly. For the avoidance of doubt, I also endorse the Council's proposed minor changes, set out in Appendix B.

Shelagh Bussey

Inspector

This report is accompanied by:

Appendix A (separate document) Council Changes necessary for soundness

Appendix B (separate document) Council's Minor Changes

Appendix A - Council Changes Necessary for Soundness

The Change Reference indicated in the schedule below indicates the stage of the examination at which the change necessary to make the Core Strategy sound was identified. A pre-fix of 200 denotes a change arising from the Inspector's Matters, Issues and Questions [CD12.5] and pre-fix 300 refers to a change arising from the examination Hearing sessions. Text highlighted bold and underlined details new text; text scored through is text that should be deleted. Minor editorial changes have been made where necessary.

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
S200.02	Page 32 Key Diagram	Key Diagram	Amend the Key Diagram to identify the adjoining Local Authority areas. See below S300.127.
S200.04	Page 32 Key Diagram	Key Diagram	Amend the Key Diagram to show the route of the Eccles line and the indicative routes for the committed schemes to Chorlton (Phase 3a) and Manchester Airport (Phase 3b), as set out in Appendix 5.6 [CD: 12.3]. See below S300.127.
S200.05	Page 32 Key Diagram	Key Diagram	Amend the key for the Key Diagram to clarify that the indicative transport infrastructure improvements are the requirements of L4.1 (e). See S300.127
S200.08	Page 41 (SL2.4, fifth bullet)	A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall;	A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall. <u>Uses classified in PPS25 as being More Vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
S200.10	Page 43	<p>Project Direct Link Across Manchester Ship Canal at Clippers Quay</p> <p>Status Priority 2</p>	<p>Project Direct Link Across Manchester Ship Canal at Clippers Quay</p> <p>Status Priority 2 3</p>
S200.13	Page 57 SL5.4 12 th bullet point	To protect, enhance and preserve the Listed Church of St George and its setting.	To protect, enhance and preserve, <u>heritage assets and their wider settings, including</u> the Listed Church of St George and its setting.
S200.17	Page 65 New paragraph 10.18		<u>A detailed housing trajectory is set out in Appendix 4 to illustrate the current year on year development progress over the Plan period anticipated to deliver the new housing target of policy L1. The trajectory will be updated and published in the Council's Annual Monitoring Report to record the degree of progress being made towards meeting the policy target.</u>
S200.18	Page 74 Policy L2 Paragraph 11.24	Research that was conducted in relation to the Partial Review of the RSS suggested that there is a shortfall (to 2016) of 25 Gypsy and Traveller Pitches. Despite the revocation of RSS this remains an important part of the Council's evidence base. This target will be applied until such time that more long-term targets are identified and agreed through the Gypsy and Traveller Accommodation Strategy to be prepared at the local level. The Strategy will identify sites to meet any identified accommodation needs of Gypsies and Travellers and provide further guidance in relation to the	Research that was conducted in relation to the Partial Review of the RSS suggested that there is a shortfall (to 2016) of 25 Gypsy and Traveller Pitches. Despite the revocation of RSS <u>Given that</u> this <u>research</u> remains an important part of the Council's evidence base. This target will be applied until such time that more long-term targets are identified and agreed through the Gypsy and Traveller Accommodation Strategy to be prepared at the local level. The Strategy will identify sites to meet any identified accommodation needs of Gypsies and Travellers and provide further guidance in relation to the criteria for the assessment of sites that are not allocated. Sites to be allocated will be identified in the LADPD.

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		criteria for the assessment of sites that are not allocated. Sites to be allocated will be identified in the LADPD.	
S200.19	Page 75 L3.1 1 st Bullet	Improvements to accessibility between the Regeneration Areas and employment areas such as Trafford Park, Carrington, the town centres and the Regional Centre by a choice of modes of transport;	Improvements to accessibility between the Regeneration Areas and employment areas such as Trafford Park, Carrington, the town centres and the Regional Centre by a choice of modes of transport, <u>including walking and cycling;</u>
S200.20	Page 76 L3.4 5 th bullet	Where development is proposed on amenity open space, a contribution will be required to secure improvements to the quality of remaining areas of open space, while ensuring that standards of sufficiency, as set out in Policy R5, are achieved	Where development is proposed on amenity open space <u>this will be allowed provided this will not lead to a deficiency in open space in Partington and works/ contributions are is provided</u> will be required to secure improvements to the quality of remaining areas of open space, while ensuring that standards of sufficiency, as set out in Policy R5, are achieved
S200.21	Page 76 L3.4 6 th Bullet	Additional contributions towards the provision/improvement of open space and public realm in and around the township over and above the contributions required in accordance with Policy R5 may be required in order to fund improvements to the quality of open space.	<u>In addition to works/improvements made by means of compensation for loss of amenity space contributions will be required to meet the needs of new residents</u> Additional contributions towards the provision/improvement of open space and public realm in and around the township over and above the contributions required in accordance with Policy R5 may be required in order to fund improvements to the quality of open space.
S200.22	Page 76 L3.4 8 th Bullet	Developers will be required to locate uses classified in PPS25 as being 'more vulnerable' to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3.	Developers will be required to locate uses classified identified in PPS25 national guidance as being 'more vulnerable' to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 <u>unless the relevant policy test set out within national guidance can be met.</u>
S200.23	Page 76	Provide additional contributions towards the	<u>Where development results in a loss of amenity space provide</u>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
	L3.5 2 nd Bullet	provision/improvement of open space and public realm in and around the township over and above the contributions required in accordance with Policy R5 may be required in order to fund improvements to the quality of open space.	additional contributions towards the provision/improvement of open space and public realm in and around the township by <u>means of compensation. Additional contributions may be over and above the contributions sought to meet the needs of new residents</u> required in accordance with Policy R5 may be required in order to fund improvements to the quality of open space.
S200.24	Page 76 L3.5 3rd Bullet	Locate vulnerable uses such as those identified in PPS25 outside of the areas identified as Flood Zone 3.	Locate vulnerable uses such as those identified in PPS25 <u>national guidance</u> outside of the areas identified as Flood Zone 3 <u>unless the relevant policy test set out within national guidance can be met.</u>
S200.25	Page 76 L3.5 4 th Bullet	Provide additional contributions to those required under SPD1: developer Contributions to Highways and Public Transport Schemes SPD relating to the improvement of the public transport infrastructure (additional bus service provision) to serve the local community.	<u>Provide public transport contributions equivalent to SPD1 and work with the Council and its Partners to ensure that they are directed towards transport and accessibility projects that will deliver sustainable transport benefits to Partington.</u>
S200.33	Page 117 New paragraph after 19.5	New paragraph after 19.5	<u>Policies SL1 to SL5 of the Core Strategy refer to the provision of community or commercial facilities to support the needs of people living, working or using the area. In retail terms, except where stated, the expectation is that these will be small-scale convenience retail facilities of a scale appropriate to support the needs of the new community.</u>
S300.03	Page 18/19 Trafford's Core Strategy	BY 2026: Trafford will have vibrant and inclusive, prosperous and well designed sustainable communities, served by an integrated	BY 2026: Trafford will have vibrant and inclusive, prosperous and well designed sustainable communities, served by an integrated transport network offering a choice of modes of travel. Trafford will

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
	Vision	<p>transport network offering a choice of modes of travel.</p> <p>The historic, built and natural environment, including the Green Belt, will be preserved, protected and enhanced.</p> <p>The focus for economic and housing growth will be within the urban area, primarily in the north east of the Borough and the principal town centre (Altrincham). The following 5 Strategic Locations are identified as areas for change:</p> <ul style="list-style-type: none"> • Pomona Island (SL1); • Trafford Wharfside (SL2); • Lancashire County Cricket Club Quarter (SL3); • Trafford Centre Rectangle (SL4), and, • Carrington (SL5). <p>To achieve this Vision:</p> <ul style="list-style-type: none"> • Attractive, sustainable communities, with good access to jobs, services and green infrastructure/multi functional green space will be established across Trafford with a range of housing types and tenures (including affordable housing); • Inequalities will be reduced in all of our most deprived areas, with the main focus 	<p><u>have a high performing economy that makes a significant contribution to the North West Region and Greater Manchester City Region by continuing to attract and retain internationally competitive businesses, maintaining a strong local business base and positioning itself as a centre for enterprise.</u></p> <p>The historic, built and natural environment, including the Green Belt, will be preserved, protected and enhanced.</p> <p>The focus for economic and housing growth will be within the urban area, primarily in the north east of the Borough and the principal town centre (Altrincham). The following 5 Strategic Locations are identified as areas for change:</p> <ul style="list-style-type: none"> • Pomona Island (SL1); • Trafford Wharfside (SL2); • Lancashire County Cricket Club Quarter (SL3); • Trafford Centre Rectangle (SL4), and, • Carrington (SL5). <p>To achieve this Vision:</p> <ul style="list-style-type: none"> • Attractive, sustainable communities, with good access to jobs, services and green infrastructure/multi functional green space will be established across Trafford with a range of housing types and tenures (including affordable housing); • Inequalities will be reduced in all of our most deprived areas, with the main focus for regeneration being in the Priority Regeneration Areas of Old Trafford, Partington and Sale West; • The established retail hierarchy will be maintained and the four town centres will be strengthened to remain the focus for retail,

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>for regeneration being in the Priority Regeneration Areas of Old Trafford, Partington and Sale West;</p> <ul style="list-style-type: none"> • The established retail hierarchy will be maintained and the four town centres will be strengthened to remain the focus for retail, commercial and community facilities, and; • Trafford Park Core will be maintained and strengthened as a key place to work, to support both the local and City Region economies. 	<p>commercial and community facilities, and;</p> <ul style="list-style-type: none"> • <u>High quality industrial and commercial premises for existing, new and expanding businesses and major relocations will be available in well-served locations such as Trafford Park Core and other employment areas</u> will be maintained and strengthened as a key place to work, to support both the local and City Region <u>and Regional</u> economies.
S300.04	Key Diagram	Key Diagram: Areas at risk of flooding and areas benefiting from defences	Amend the Key Diagram to remove the areas at risk of flooding and areas benefiting from defences from the Key Diagram. See below S300.04.
S300.05	New Paragraph	New Paragraph	<p><u>8.8 The policy for each Strategic Location sets out an indicative minimum figure that can be delivered in each Location over the plan period. This enables flexibility for the Strategic Locations to deliver more or less development in line with the strategy and all other policies of the Core Strategy. Development proposals that would ultimately vary the number of units built from the indicative target number set out for any location 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.</u></p>
S300.08	Policy SL2.4 3 rd bullet	New pedestrian bridge crossings at Clippers Quay and Mediacity:uk	<ul style="list-style-type: none"> • <u>A new bridge crossing that will provide a link within the Irwell River Park scheme and is closely related to other existing or proposed routes such as the strategic processional route referred to above:</u>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
			<ul style="list-style-type: none"> New pedestrian bridge crossings at Clippers Quay and Mediacity:uk;
S300.09	SL2 Implement ation Table (item 10)	Direct Pedestrian Link Across Manchester Ship Canal at Clippers Quay Priority 2	<ul style="list-style-type: none"> Direct Pedestrian Link Across Manchester Ship Canal at Clippers Quay <u>New bridge crossing as part of the Irwell River Park scheme</u> Priority 2 <u>3 see below</u> S300.09.
S300.10	Page 41 Paragraph SL2.4 4 th bullet point	<ul style="list-style-type: none"> the provision of a new 2-form primary school and a new secondary school by 2021 to serve the new residential community in this and the surrounding area (including SL3 LCCC Area and SL4 Trafford Centre Rectangle); 	<ul style="list-style-type: none"> the provision of a new 221-form primary school and a new secondary school by 2021 to serve the new residential community in this and the surrounding area (including <u>SL1 Pomona Island and</u> SL3 LCCC Area <u>Quarter</u> and SL4 Trafford Centre Rectangle);
S300.11	SL3.4, bullet point 1	<p>In order for development in this Location to be acceptable the following will be required:</p> <ul style="list-style-type: none"> The size of the new superstore will be limited to a scale that will address outstanding need within the Old Trafford/Stretford areas; 	<p>The size of the new superstore will be limited to a scale that will address outstanding need within the Old Trafford/Stretford areas</p>
S300.12	SL3 Justificatio n text	<p>8.47 The Trafford Retail Study supports the need for a superstore of approximately 8,200 sq m in this locality.</p> <p>8.48 In March 2010, the Council was minded to approve an application for the development of a 15,500 sq m (GIA) superstore on land at this</p>	<p>8.47 The Trafford Retail Study supports the need for a superstore of approximately 8,200 sq m in this locality.</p> <p>8.48 In March March <u>September</u> 2010, the Council was minded to approve an application <u>granted planning permission</u> for the development of a 15,500 sq m (GIA) superstore on land at this location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.</p> <p>8.49 Given that the tests in PPS4, in so far as they relate to the</p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.</p> <p>8.49 Given that the tests in PPS4, in so far as they relate to the determination of planning applications, do not require need to be demonstrated. Any other proposal(s) that may come forward in excess of 8,200 sq m would be required to demonstrate that they satisfy all the plan making tests set out in Policy EC5 of PPS4.</p> <p>8.50 This proposal is required to deliver improvements to provide a high quality public realm in the area, particularly in terms of the upgrading of Sir Brian Statham Way and Warwick Road to create a strategic processional route which links to MUFC, Trafford Wharfside (SL2) and Salford Quays with a high quality approach focussed on design.</p>	<p>determination of planning applications, do not require need to be demonstrated. Any other proposal(s) that may come forward in excess of 8,200 sq m would be required to demonstrate that they satisfy all the plan making tests set out in Policy EC5 of PPS4.</p> <p>8.50 This proposal is Development proposals in this area are required to deliver improvements to provide a <u>contribute towards the provision of</u> high quality public realm in the area<u>Location</u>, particularly in terms of the upgrading of Sir Brian Statham Way and Warwick Road to create a strategic processional route which links to MUFC, Trafford Wharfside (SL2) and Salford Quays with a high quality approach focussed on design.</p>
S300.13	Page 50 Paragraph SL4.4 2 nd bullet point	<ul style="list-style-type: none"> • Contribution towards a scheme to mitigate the impact of traffic generated by the development on the M60; 	<ul style="list-style-type: none"> • Contribution towards a scheme to mitigate the impact of traffic generated by the development on the M60;
S300.14	Page 56	<ul style="list-style-type: none"> • Contribution towards scheme(s) to mitigate 	<ul style="list-style-type: none"> • Contribution towards scheme(s) to mitigate the impact of traffic

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
	Paragraph SL5.4 3 rd bullet point	the impact of traffic generated by the development on the M60;	generated by the development on the M60;
S300.15	Page 57 Paragraph SL5.4 6 th bullet point	<ul style="list-style-type: none"> Provision, where appropriate, to maintain, and/or enhance the Manchester Ship Canal for transportation purposes. 	<ul style="list-style-type: none"> Provision, where appropriate, to maintain, and/or enhance the Manchester Ship Canal for transportation purposes.
S300.16	SL5 Implementation Table (item 5)	Carrington Link Road through the Development Site	Carrington Link Road to Through the Development Site Approx £24 3 m
S300.17	SL4.5 Fifth bullet point	That 30% of the new residential provision will be affordable housing, in accordance with Policy L2	That 30% of the new residential p Provision will be of affordable housing; <u>to be made</u> in accordance with Policy L2
S300.18	Page 62 Paragraph L1.3	L1.3 In the event that funding for the Housing Growth Point is not forthcoming, the Council will consider whether it is appropriate to retain the increased housing land targets (the 20% uplift referred to in L1.2) through to 2018.	L1.3 In the event that funding for the Housing Growth Point is not forthcoming, the Council will consider whether it is appropriate to retain the increased housing land targets (the 20% uplift referred to in L1.2) through to 2018. <u>However any such revision of these targets will be made only if sites which were dependent on the availability of such funds cannot then be brought forward and in proportion to the level of housing provision which had been assumed to be made by those sites.</u>
S300.20	Page 66 Table L1	Table L1.	Insert revised Table title and table construction below S300.20.

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
S300.21	Page 67 New Appendix	New Appendix	Insert as Appendix 4 to the Core Strategy, Trafford Housing Trajectory (2008–2026) Graph below S300.21
S300.22	L2.18	With specific reference to the “frail elderly” of the Borough, the Council will seek to meet their needs through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including “extra-care” housing.	With specific reference to the “frail elderly” of the Borough, the Council will seek to meet their needs through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including “extra-care” housing. <u>Appropriate sites to meet this specific housing need will be identified through the Land Allocations DPD.</u>
S300.23	Paragraph 11.13	The amount of new affordable housing was derived by assuming a 50% target on all qualifying developments. However the HMA concluded that such a target never yields its face value because some sites escape the target by being too small other have viability problems etc	The amount of new affordable housing was derived by assuming a 50% target on all qualifying developments. However the HMA concluded that such a target never yields <u>starting point for deriving the affordable housing target within this policy was the conclusion of the HMA that a 50% target on all qualifying developments would never yield</u> its face value because some sites escape the target by being too small other have viability problems etc. <u>As a result of this the HMA considered that a ratio of 60:40 market: affordable housing would be a more realistic and achievable affordable housing target.</u>
S300.24	Paragraph 11.20	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and “moderate” market locations. However it concluded that taking such an approach would result in a substantial <u>significant</u> increase in actual levels of affordable

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>"moderate" market locations. However it concluded that taking such an approach would result in a substantial increase in actual levels of affordable housing being delivered. In relation to the Borough's "cold" market locations it concluded that that a threshold of 15 units should be applied.</p>	<p>housing being delivered. In relation to the Borough's "cold" market locations it concluded that that a threshold of 15 units should be applied.</p>
S300.26	Policy L2 Para 11.26	<p>Government Policy (Circular 01/2006) requires local authorities to allocate sites to meet any identified accommodation needs of Gypsies and Travellers and set out the criteria for the assessment of sites that are not allocated.</p>	<p>Government Policy (Circular 01/2006) requires Local authorities are required to allocate sites to meet any identified accommodation needs of Gypsies and Travellers and set out the criteria for the assessment of sites that are not allocated.</p>
S300.27	Policy W2 Page 116 Para W2.14 Para W2.15	<p>Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4. Further development within the retail warehouse parks should normally be limited to the sale of bulky comparison goods only.</p> <p>The Council is committed to the provision of a new superstore on Chester Road in Old Trafford which is limited to a scale that will address any outstanding need within the Old Trafford/Stretford area (see Core Policy L3 and SL3).</p>	<p>Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4. Further development within the retail warehouse parks should normally be limited to the sale of bulky comparison goods only.</p> <p>The Council is committed to the provision of a new superstore on Chester Road in Old Trafford which is limited to a scale that will address any outstanding need within the Old Trafford/Stretford area (see Core Policy L3 and SL3).</p>
S300.28	Policy W2 Page 117	<p>New paragraph.</p>	<p><u>Policy W2 sets out an indicative minimum figure that can be delivered in each Town Centre over the plan period. This</u></p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
			<p><u>enables flexibility for the Town Centres to deliver more or less development in line with the strategy and all other policies of the Core Strategy. Proposals that would ultimately vary the amount of development from the indicative target number set out for any centre will be determined in the light of on-going monitoring work and compliance with other relevant policies in the Core Strategy.</u></p>
S300.30	Policy L4 Page 81 & 82	<p>The Strategic, Primary and Local Highway Network</p> <p>L4.2 The Council will protect and support the maintenance and Improvement of the Strategic Road Network and the Primary and Local Highway Authority Network, to ensure that they operate in a safe, efficient, and environmentally sustainable manner.</p> <p>L4.3 The Council will not grant planning permission for new development that is likely to have a significant adverse impact on the safe and efficient operation of the Strategic Road Network and the Primary and Local Highway Authority Network unless and until appropriate transport infrastructure improvements and/or traffic mitigation measures and the programme for the implementation are secured.</p> <p>L4.4 When considering proposals for new development that individually or cumulatively will have a material impact on the functioning of the Strategic Road</p>	<p>Pedestrian and Cycling Network</p> <p>L4.62 The Council will work with partners and developers to promote active travel through walking and cycling.</p> <p>L4.73 In particular, the Council will seek to develop a network of pedestrian and cycle routes and associated facilities to provide safe, secure, convenient and attractive cycling and footpath access linking residential areas to schools, workplaces, tourist and leisure facilities, including promoting the integration of cycling and walking at public transport interchanges, as part of longer journeys.</p> <p>L4.84 Developers should demonstrate, through the planning application process how their development will contribute towards these connections and deliver quality cycle and walking infrastructure where appropriate.</p> <p>The Integrated Public Transport Network</p> <p>L4.5 The Council will seek to secure <u>improvements to the frequency and reliability of the public transport network and support further development</u> the development of a high quality integrated public transport network <u>where possible</u>, that will encourage and promote:</p> <ul style="list-style-type: none"> • The improvement and extension of the Metrolink light rail network within the Borough;

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>Network and the Primary and Local Highway Authority Network the Council will seek to ensure that the safety and free flow of traffic is not prejudiced or compromised by that development in a significant adverse way either by ensuring that appropriate transport infrastructure improvements and/or traffic mitigation measures and the programme for their implementation is secured, or by securing contributions in accordance with SPD1: Developer Contributions to Highway and Public Transport Schemes, or by a combination of these means.</p> <p>The Integrated Public Transport Network L4.5 The Council will seek to secure the development of a high quality integrated public transport network that will encourage and promote:</p> <ul style="list-style-type: none"> • The improvement and extension of the Metrolink light rail network within the Borough; • The improvement and development of the bus network, particularly on the main radial and cross-conurbation routes within the Borough; • The improvement and development of the passenger heavy rail network; and 	<ul style="list-style-type: none"> • The improvement and development of the bus network, particularly on the main radial and cross-conurbation routes within the Borough; • The improvement and development of the passenger heavy rail network; and • Sustainable choices for accessing Manchester Airport. <p>The Strategic, Primary and Local Highway Network L4.2<u>6</u> The Council will protect and support the maintenance and Improvement of the Strategic Road Network and the Primary and Local Highway Authority Network, to ensure that they operate in a safe, efficient, and environmentally sustainable manner. L4.3<u>7</u> The Council will not grant planning permission for new development that is likely to have a significant adverse impact on the safe and efficient operation of the Strategic Road Network and the Primary and Local Highway Authority Network unless and until appropriate transport infrastructure improvements and/or traffic mitigation measures and the programme for the implementation are secured. L4.4<u>8</u> When considering proposals for new development that individually or cumulatively will have a material impact on the functioning of the Strategic Road Network and the Primary and Local Highway Authority Network the Council will seek to ensure that the safety and free flow of traffic is not prejudiced or compromised by that development in a significant adverse way either by ensuring that appropriate transport infrastructure improvements and/or traffic mitigation measures and the programme for their implementation is secured, or by securing contributions in accordance with the associated SPD, or by a</p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<ul style="list-style-type: none"> • Sustainable choices for accessing Manchester Airport. <p>Pedestrian and Cycling Network</p> <p>L4.6 The Council will work with partners and developers to promote active travel through walking and cycling.</p> <p>L4.7 In particular, the Council will seek to develop a network of pedestrian and cycle routes and associated facilities to provide safe, secure, convenient and attractive cycling and footpath access linking residential areas to schools, workplaces, tourist and leisure facilities, including promoting the integration of cycling and walking at public transport interchanges, as part of longer journeys.</p> <p>L4.8 Developers should demonstrate, through the planning application process how their development will contribute towards these connections and deliver quality cycle and walking infrastructure where appropriate.</p>	<p>combination of these means.</p> <p>L4.59 In determining appropriate transport schemes including infrastructure improvements and/or traffic mitigation measures, the Council will consider the need for proposals to be referred for possible Habitat Regulation Assessment (HRA). As a preliminary guide proposals within 5km of Manchester Mosses SAC will be considered.</p>
S300.31	Policy L4 Page 81 Paragraph L4.1 (e)	L4.1 (e) Ensuring that, as appropriate, development proposals within less sustainable locations throughout the Borough, including sites within the Strategic Locations of Carrington and Trafford Centre Rectangle, and the Partington Priority	L4.1 (e) Ensuring that, as appropriate, development proposals within less sustainable locations throughout the Borough, including sites within the Strategic Locations of Carrington and Trafford Centre Rectangle, and the Partington Priority Regeneration Area will deliver, or significantly contribute towards the delivery of, measures to secure infrastructure and services that will improve

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		Regeneration Area will deliver, or significantly contribute towards the delivery of, measures to secure infrastructure and services that will improve access to more sustainable transport choices. Any necessary public transport, highways or freight schemes should be in place before first occupation of developments;	access to more sustainable transport choices. L4.1 (f) Any necessary public transport, highways or freight schemes <u>required for each phase of the development</u> should be in place before first occupation of <u>that phase, or an agreed mechanism put in place to ensure that it will be delivered to the required standards and timescale agreed by the Council and its partners, as set out in the associated SPD</u> developments;
S300.34	Policy SL1	See policy below	See policy below S300.34
S300.35	Policy L8	See policy below	See policy below S300.35
S300.37	New paragraph between L2.12 and L2.13 and paragraph 11.8		New Policy Paragraph L2.13 <u>The outcomes of the Trafford Economic Viability Study will be used in the determination of individual planning applications. In accordance with Policy L8 of this Plan, where specific issues of viability arise, the Council will consider, on a site by site basis, whether it is appropriate to agree a reduction in the affordable housing contribution.</u> Paragraph 11.18 The mechanism and required level of evidence for the variations relating to economic viability issues will be set out in the <i>Affordable Housing Planning Obligations SPD</i>
S300.38	Table 3, P 152	See Table 3 below	See Table 3 below S300.38
S300.40	Policy L1.2 P 62.	Phasing the release of this land to accommodate 1,400 new dwellings between 2008/09 and 2010/11, 3,810 new dwellings between 2011/12 and 2015/16 and 3,656	Phasing the release of this land to accommodate <u>at least</u> 1,400 new dwellings between 2008/09 and 2010/11, 3,810 new dwellings between 2011/12 and 2015/16 and 3,656 new dwellings between 2016/17 and 2020/21, and 3,040 between 2021/22 and 2025/26.

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		new dwellings between 2016/17 and 2020/21, and 3,040 between 2021/22 and 2025/26.	
S300.41	Paragraph 2.11 – 2.15	<p>Paragraph 2.11 The Regional Centre is the primary economic driver of the Manchester City Region, ensuring that the Regional Centre continues to provide the main focus for business, retail, leisure, cultural and tourism development in the City Region. In Trafford, Pomona, Wharfside (including Mediacity:uk and the Manchester United stadium) all play a significant role in one or more of these types of development and provide opportunities for growth in these sectors.</p> <p>2.12 Proposals for residential development in the Regional Centre will be acceptable when they are part of mixed use employment schemes, comprising a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre. Additionally the expansion of the knowledge economy throughout the Regional Centre is a priority.</p> <p>2.13 The Inner Areas will be a focus for</p>	<p>Delete Figure 1 amend text as follows:</p> <p>Paragraph 2.11 The Regional Centre is the primary economic driver of the Manchester City Region, ensuring that the Regional Centre continues to provide the main focus for business, retail, leisure, cultural and tourism development in the City Region. In Trafford, Pomona, Wharfside (including Mediacity:uk and the Manchester United stadium) all play a significant role in one or more of these types of development and provide opportunities for growth in these sectors. Whilst <u>RSS recognised that these parts of Trafford are included within the Regional Centre, a precise boundary was not offered in that Plan.</u></p> <p>New Paragraph 2.12 <u>In RSS (2008) the Regional Centre of Manchester City Region was defined as comprising Manchester City Centre and Central Park to the East, the higher Education Precinct and Central Manchester Hospitals to the south, and Salford University, Salford Quays, Trafford Wharfside and Pomona Docks to the West. A precise boundary was not offered in that Plan.</u></p> <p>2.12 2.13 Proposals for residential development in the Regional Centre will be acceptable when they are part of mixed use employment</p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>residential development, securing a significant increase in their population to support major regeneration activity and the improvement of community facilities and the creation of sustainable mixed communities, appealing to a broad range of new and existing residents.</p> <p>2.14 Within the southern part of the City Region, economic development will be focused in the towns and on brown-field land to meet local needs and regeneration priorities. Similarly in this area residential development will meet local needs and support local regeneration strategies.</p> <p>2.15 Given that these sub-areas are not wholly within Trafford, the Council has worked in partnership with its neighbouring authorities of Manchester and Salford to define these areas. Figure 1 details the boundary for both the Regional Centre and Inner Areas within Trafford. This will be detailed within the Land Allocations DPD and illustrated on the Proposals Map accordingly.</p>	<p>schemes, comprising a good range of housing sizes, types, tenures and affordability and where they contribute to the vitality and viability of the Regional Centre. Additionally the expansion of the knowledge economy throughout the Regional Centre is a priority.</p> <p>2.13 <u>2.14</u> The Inner Areas will be a focus for residential development, securing a significant increase in their population to support major regeneration activity and the improvement of community facilities and the creation of sustainable mixed communities, appealing to a broad range of new and existing residents.</p> <p><u>New paragraph 2.15</u> <u>RSS (2008) Policy MCR2 offered no detailed boundary but stated that the Inner Areas surrounding the Regional Centre comprise of North Manchester, East Manchester and Central Manchester regeneration areas, Trafford Park, North Trafford and Central Salford. The expansion of the knowledge based economy will be a priority in the area which stretches from University of Salford in the West to Piccadilly Station in the east, via the Higher Education Precinct and the Central Manchester Hospitals campus.</u></p> <p>2.14 <u>2.16</u> Within the southern part of the City Region, economic development will be focused in the towns and on brown-field land to meet local needs and regeneration priorities. Similarly in this area residential development will meet local needs and support local regeneration strategies.</p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
			<p>2.15 2.17 <u>These boundaries will be detailed on the Proposals' Map as set out in Appendix 2 see below S300.41.</u> Given that these sub-areas are not wholly within Trafford, the Council has worked in partnership with its neighbouring authorities of Manchester and Salford to define these areas. Figure 1 details the boundary for both the Regional Centre and Inner Areas, within Trafford. This will be detailed within the Land Allocations DPD and illustrated on the Proposals Map accordingly.</p>
S300.42	Policy L1, Page 62.	<p>L1.6 Table L1 demonstrates that approximately 30% of the land to be released will be within the Regional Centre and Inner Areas, of the remaining 70%, within the South City Region area, half will support key regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres.</p> <p>L1.7 An indicative 80% target proportion of new housing provision to use brown-field land and buildings over the Plan period has been set. To achieve this, the Council will release previously developed land before green-field land, in the following order of priority:</p> <ul style="list-style-type: none"> • Firstly, derelict, vacant or under-used land within the Regional Centre and Inner Areas; 	<p>Policy L1.6 Table L1 demonstrates that approximately 30% 40% of the land to be released will be within the Regional Centre and the Inner Area and of the remaining 70% 60% within the South City Region area. <u>Within the South City Region area half of the land to be released</u> will support key regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres.</p> <p>L1.7 An indicative 80% target proportion of new housing provision to use brown-field land and buildings over the Plan period has been set. To achieve this, the Council will release previously developed land and before sustainable urban area green-field land, in the following order of priority:</p> <ul style="list-style-type: none"> • Firstly, derelict, vacant or under-used land within the Regional Centre and Inner Areas; • Secondly, similar such land outside the Regional Centre and Inner Areas that can be shown to contribute

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<ul style="list-style-type: none"> • Secondly, similar such land outside the Regional Centre and Inner Areas that can be shown to contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres, and, • Thirdly other such land outside the Regional Centre and Inner Areas that can be shown to be of benefit to the achievement of the wider Plan objectives set out in Section B. <p>L1.8 It should be noted that the scale and phasing set out in this Policy is based upon historical trends under normal market conditions. Therefore, even if it should become apparent, through monitoring, that build rates have fallen to such a level that phasing targets are not being met, it is possible that development proposals not in accordance with this policy would still be found premature.</p> <p>L1.9 The development of green-field land will only be considered where it can be</p>	<p>significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres, and,</p> <ul style="list-style-type: none"> • Thirdly other such land outside the Regional Centre and Inner Areas that can be shown to be of benefit to the achievement of the wider Plan objectives set out in Section B <u>Chapters 4 and 5 of this Plan.</u> <p>L1.8 <u>The proposed scale and phasing of development set out in policy table L1 assumes the operation of normal market conditions throughout. Should regular monitoring reveal a significant (in excess of 20%) under-performance in the delivery of development as proposed in Table L1, the Council will seek to determine the reasons for the under-performance and take development management action to augment the supply of deliverable sites to improve performance. In circumstances where market conditions are perceived to have changed significantly, a review of the housing delivery proposals of the policy will be considered. Where the regular monitoring reveals a significant (in excess of 10%) under-performance against the indicative previously developed brown-field land use target set in L1.7 above, the Council similarly will seek to determine the reasons for the underperformance and take development management action to accelerate the delivery of development, firstly on previously developed sites with planning permission or allocated for development, to raise performance. Until such time as monitoring evidence indicates that the previously developed land use under-</u></p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		<p>demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release, the Council's 5-year housing land supply target could not be delivered.</p>	<p><u>performance has been reduced to an acceptable level by the measures taken, the Council may reject applications for the development of green-field sites where the overall delivery of new housing is not jeopardized.</u></p> <p>It should be noted that the scale and phasing set out in this Policy is based upon historical trends under normal market conditions. Therefore, even if it should become apparent, through monitoring, that build rates have fallen to such a level that phasing targets are not being met, it is possible that development proposals not in accordance with this policy would still be found premature.</p> <p>L1.9 The development of green-field land <u>outside the urban area</u> will only be considered <u>favourably</u> where it can be demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release, the Council's 5-year housing land supply target could not be delivered.</p>

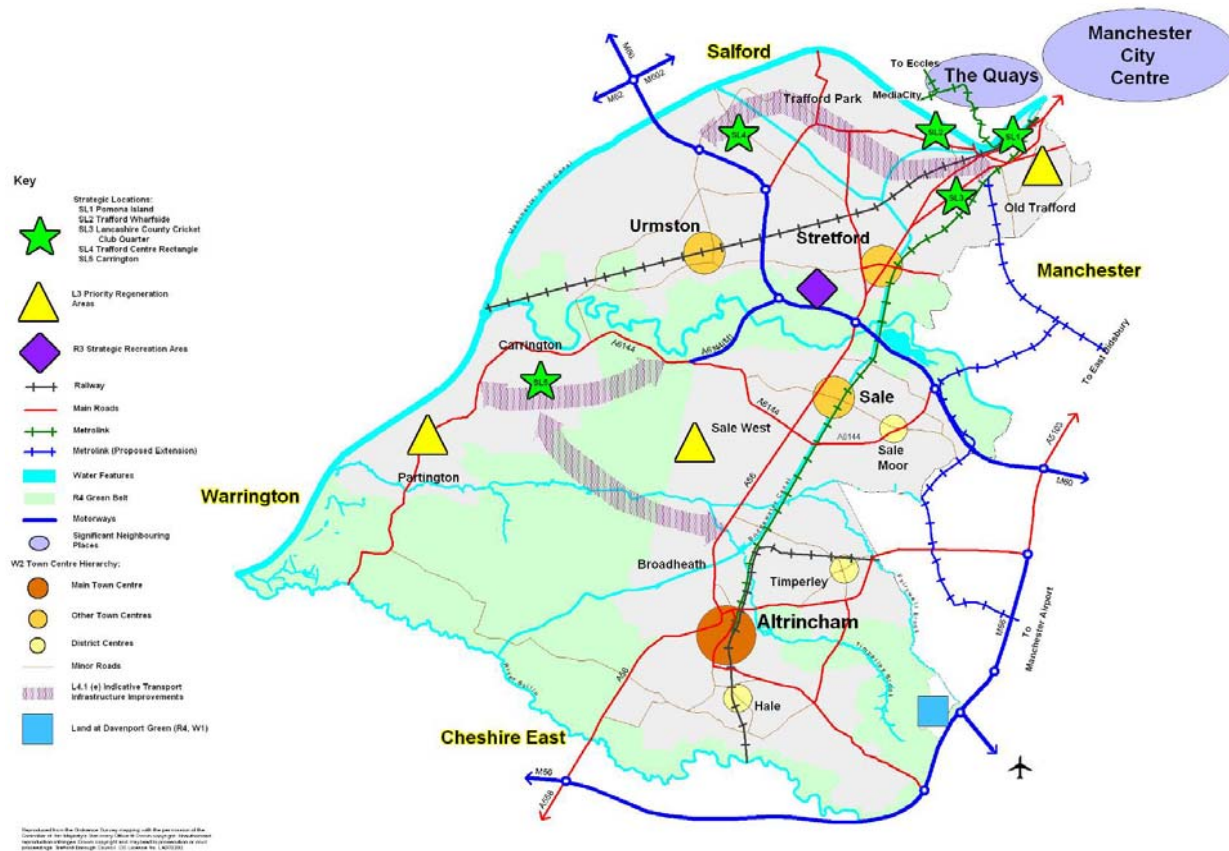
Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
S300.43	Policy L6, page 98.	(b) Require all developers of new waste management facilities within the Borough to demonstrate the proposal's consistency with the principles of the waste hierarchy (reduction, re-use, recycling/composting, energy recovery, final disposal);	(b) Require all developers of new waste management facilities within the Borough to demonstrate the proposal's consistency with the principles of the waste hierarchy (reduction, re-use, recycling/composting, energy recovery, final disposal <u>prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort</u>);
S300.46	Policy L5	See Policy L5 below	See policy below S300.46
S300.47	Table 3, P 152	See Policy L5 below	See Table 3 below S300.47
S300.48	Policy L2 P69 Policy L2.13 & P 72 Para 11.7 to 11.10		<p>L2.14 In terms of the required affordable housing provision, the Council will adopt the following principles:</p> <ul style="list-style-type: none"> (a) The expected method of delivery will be on site; (b) At least 50% of the affordable housing provision will be required to be accommodation suitable for families; (c) In developments where there is a mix of both houses and apartments, the affordable housing element should reflect the overall mix of unit types on the site; (d) A split of 50:50 in the affordable housing units to be provided between intermediate (commonly shared ownership) and social/<u>affordable</u> rented housing units, unless exceptional circumstances can be demonstrated as set out in the Affordable Housing SPD. <p>Affordable Housing – Justification Text</p>

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
			<p>11.7 The CLG definition of affordable housing includes social rented, <u>affordable rented housing</u> and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and • include provisions for: 1 The the home to be retained for future eligible households; or if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision. <p>11.8 2—Social rented housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.</p> <p>11.9 <u>Affordable rented housing is rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime 34 but is subject to other controls that require a rent of no more than 80 per cent of the local market rent.</u></p>

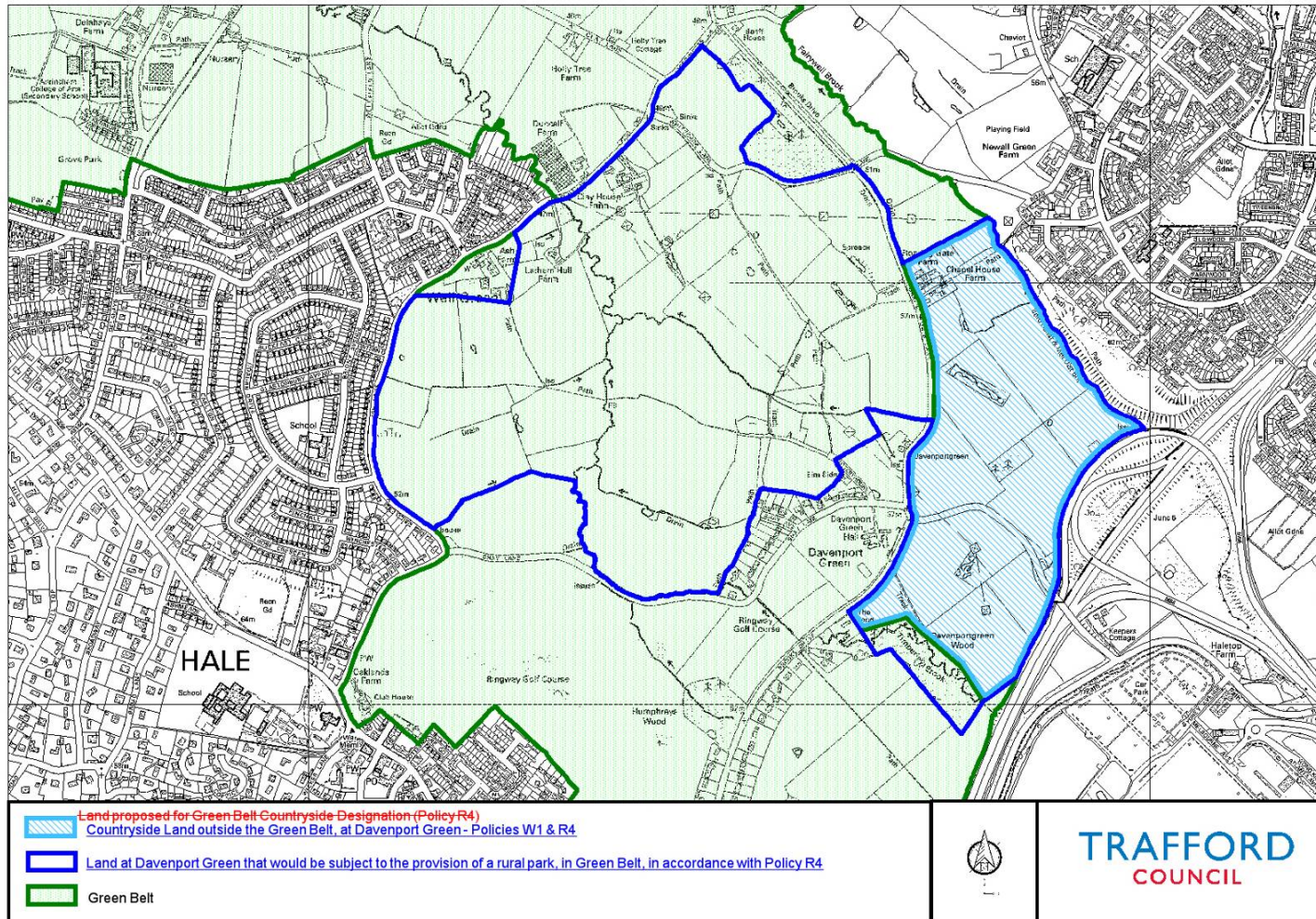
Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
			<p>11.10 Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (e.g. HomeBuy) and other low cost homes for sale, and intermediate rent.</p>
S300.49	Page 122 R1.6 7 th Bullet	Other sites, identified in the Historic Character report or on a local list, of significant historic designed landscapes: and	Other sites, identified in the Historic Character report or on a local list, of significant historic designed landscapes <u>of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list</u> ; and
S300.54	Page 50 Policy SL4.2	<p>The Council considers that this Location can deliver:</p> <ul style="list-style-type: none"> • • 15 hectares of land for employment activity providing high quality commercial (B1) development, and including a landmark office building, not exceeding 30,000 sq m at the former Kratos site; • • 	<p>The Council considers that this Location can deliver:</p> <ul style="list-style-type: none"> • • 15 hectares of land for employment activity, <u>a proportion of which is suitable for providing high quality commercial (B1) development,</u> and including a landmark office building, not exceeding 30,000 sq m at the former Kratos <u>site in line with Policy W1;</u> • •
S300.120 Incorporating	W1	See policy W1 below S300.120	Delete policy W1 and all of its supporting text and replace with amended policy W1 and its supporting text as set out below

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
S300.123			S300.120 (incorporating S300.123)
S300.121	R4	See policy R4 below S300.121	Delete policy R4 and all of its supporting text and replace with amended policy R4 and its supporting text as set out below S300.121
S300.122	L2 New Justification paragraph after paragraph 11.14	New text.	<p>Add the following new justification text after paragraph 11.17.</p> <p><u>Policy L2 was produced assuming normal market conditions, as defined by the Economic Viability Study. Any variance from normal market conditions will be considered when determining the appropriate level of contributions which would be triggered by qualifying applications for development. It is recognised that under poor market conditions a 5% contribution could inhibit development in cold market locations and therefore applications for development in such locations will not trigger a requirement to make a contribution to affordable housing.</u></p>
S300.124	Insert Proposals Map Policy Appendix 2	Appendix 2 Proposals Map Policy R4	Delete Appendix 2 Policy R4 change to Proposals Map and replace with the insert Proposals Map Policy R4 set out below S300.124, with the Appendix reference number re-numbered Appendix 3.
S300.125	Policy L5.7	These higher CO2 reduction targets will be applicable where the infrastructure exists at the time that the relevant planning application is determined. The higher reduction targets will only be applied until the national standards (Building	These higher CO2 reduction targets will <u>only</u> be applicable where the <u>required</u> infrastructure, <u>as detailed in paragraph L5.6 above,</u> exists at the time that the relevant planning application is determined. The higher reduction targets will only be applied until the national standards (Building Regulations) require developments to achieve zero carbon.

Change Ref	Text Ref	Published Text	Changes to Text Necessary for Soundness
		Regulations) require developments to achieve zero carbon.	
S300.126	New paragraph after Policy L5.10	New paragraph.	<p>Insert New paragraph L5.11 following L5.10 and amend subsequent paragraph numbers accordingly.</p> <p><u>The Council expects that all new major development will deliver the required CO2 emission reductions, however in those circumstances where it can be demonstrated that these cannot be feasibly delivered without having a significant adverse impact on the viability of the development, a lower level will be accepted by the Council.</u></p>
S300.127	Key Diagram	Key Diagram	Amend the Key Diagram to identify land at Davenport Green referred to in policies W1 and R4. See below S300.127
S300.128	SL3 Implementation Table	Page 47	Amend the Implementation Table for policy SL3 see below SL3.



Key Diagram (Changes References – S200.02, S200.04, S200.05, S300.04 and S300.127)



Insert Proposals Map Policy R4 – Suggested Change S300.124

SL2 – Trafford Wharfside (Change reference S300.09)

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet To Trafford Park And Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Increase intake at Old Trafford Primary School (Will also support Development in Policy SL3)	Priority 2	Unknown	Required by 2012	Trafford Council	Section 106
Reinforcement Of Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Improvements To Local Highway Network And Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
On-Site Provision Or Contribution Towards Off-Site Provision Of New 1 Form Entry Primary School (Will Also Support Development In Policy SL1 and SL3)	Priority 3	Approx £4-5m (plus any land costs)	Required By 2021	Trafford Council	Section 106/Private Developer
Provision Of Green Infrastructure and Open Space And/OR Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer

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Project	Status	Costs	Phasing	Responsibility	Funding Source
Indoor/Outdoor Sports Facilities					
Direct Pedestrian Link Across Manchester Ship Canal at Clippers Quay <u>New bridge crossing as part of the Irwell River Park scheme</u>	Priority 2-3	<ul style="list-style-type: none"> Unknown 	<ul style="list-style-type: none"> Unknown 	<ul style="list-style-type: none"> Irwell River Park/ Private Developer 	<ul style="list-style-type: none"> Private Developer/ Section 106
Strategic Processional Route (Sir Matt Busby Way / Waters Reach)	Priority 3	Unknown	Unknown	Local Highway Authority/ MUFC/ Irwell River Park/ Private Developer	Private Developer/ Section 106
Water Taxi	Priority 3	Unknown	Unknown	Private Developer	Private Developer
Development Of Small GP Practice To Supplement Media City Practice (Also Supports Development In SL1)	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Reinforcement Of The Local Waste Water Treatment Works And Infrastructure	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

SL3 – Lancashire County Cricket Club Quarter – (Change S300.128)

Implementation Table

Project	Status	Costs	Phasing	Responsibility	Funding Source
Increase intake at Old Trafford Primary School (Will also support development in Policy SL2)	Priority 2	Unknown	Required By 2012	Trafford Council	Section 106
On-Site Provision Or Contribution Towards Off-Site Provision Of New 1 Form Entry Primary School (Will Also Support Development In Policy SL1 and SL2)	Priority 3	Approx £4-5m (plus any land costs)	Required By 2021	Trafford Council	Private Developer/ Section 106
Improvements To Local Highway Network And Public Transport Provision	Priority 2	In line with Policies L4, L8 and any associated SPDs	Required By 2021	HA/ GMPT/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Provision Of Green Infrastructure and Open Space And/Or Contribution Towards Off-Site Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New Indoor/Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Improvement of Local GP Practices And Facilities	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/ Section 106
Development Of A New Replacement Facility At Stretford Leisure Centre, Including A Swimming Pool, Sports Hall And Fitness Facility	Priority 3	Approx £5-7.5m	Required By 2026	Trafford Council/ Trafford Community Leisure Trust/ Private Developer	Capital & Revenue Funds/ Prudential Borrowing/ Private Developer
A strategic processional route with a high quality public realm area	Priority 3	Unknown	Unknown	Trafford Council/ Private Developer	Private Developer/ Section 106

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Project	Status	Costs	Phasing	Responsibility	Funding Source
along Warwick Road and Brian Statham Way					
Reinforcement Of The Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU AMP 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

Table L1: Net Minimum Indicative Housing Development Target Proposals

2008/9 to 2025/6 - (Change Reference S300.20)

	2008/9 – 2010/11	2011/2 – 2015/6	2016/7 – 2020/1	2021/2 – 2025/6	Total	% Brown-field
SL1 Pomona Island Strategic Location*	0	<u>350</u>	<u>450</u>	0	<u>800</u>	100%
SL2 Trafford Wharfside Strategic Location	0	400	300	200	900	100%
SL3 LCCC Strategic Location	0	60	300	40	400	100%
SL4 Trafford Centre Rectangle Strategic Location	0	250	250	550	1,050	0%
SL5 Carrington Strategic Location	0	360	600	600	1,560	100%
<u>Strategic Locations Total</u>	<u>0</u>	<u>1,420</u>	<u>1,900</u>	<u>1,390</u>	<u>4,710</u>	<u>78%</u>
<u>Other Trafford Park/ North Trafford Area Sites</u>	<u>300</u>	<u>725</u>	<u>525</u>	<u>300</u>	<u>1,850</u>	<u>95%</u>
<u>South City Region Area</u> Regeneration/ Town Centre Schemes	<u>100</u>	<u>475</u>	<u>375</u>	<u>350</u>	<u>1,300</u>	<u>58%</u>
Other South City Region Sites	1,000	1,350	1,000	1,000	4,350	90%
<u>South City Region Area Total</u> **	<u>1,100</u>	<u>1,825</u>	<u>1,375</u>	<u>1,350</u>	<u>5,850</u>	<u>85%</u>
Trafford RSS Target	1,730	2,890	2,890	2,890	10,400	80%
RSS Target + 20% NGP Allowance (to 2018).	2,080	3,470	3,010	2,890	11,450	80%
<u>Policy L1 Net Minimum Indicative Development Target Total</u>	1,400	<u>3,970</u>	<u>3,800</u>	3,040	<u>12,210</u>	<u>83%</u>

** The South City Region area referred to Table L1 encompasses a broad area of the Borough beyond the Strategic Locations including ~~Urmston and Stretford~~ **Partington** as well as Sale and the Altrincham, **Hale** and Bowdon areas.

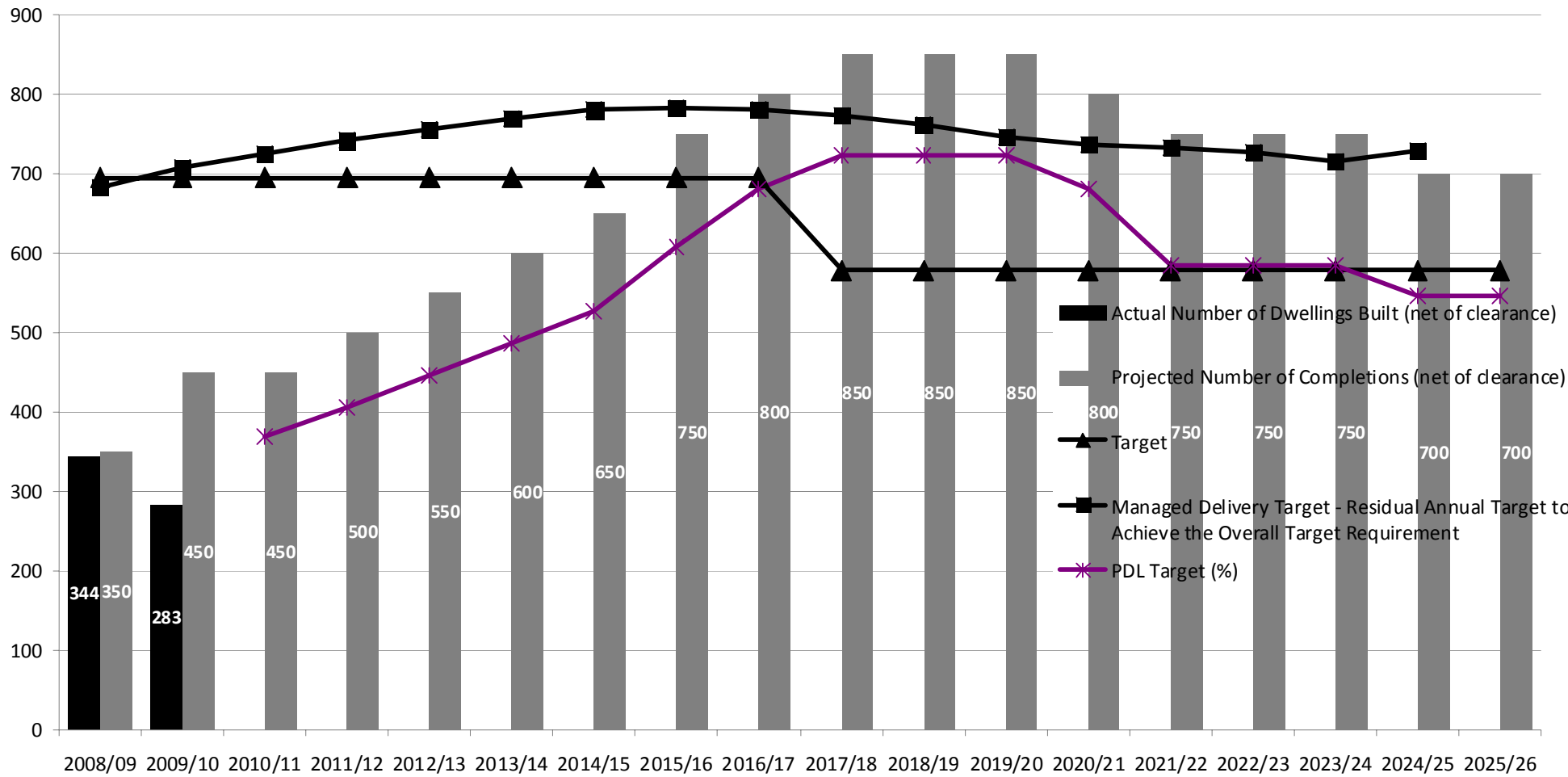
* Table L1 makes an allowance for a contribution to the housing land target from the Pomona Strategic Location (SL1) based on an extant planning permission. In the event that the extant planning permission is not implemented and that subsequent residential development

~~proposals cannot be justified in PPS25 terms, the capacity earmarked for Pomona will be reassigned to Strategic Locations SL4 and SL5.~~

Note: The figures set out in the Table, as minimum indicative targets, may be exceeded as the Plan period progresses and development schemes are brought forward to meet local needs. Strategic Locations SL4 and SL5, for example, have capacity to deliver development beyond the Plan period that may be brought forward into the Plan period if market and other considerations are favourable.

Which Objective(s) delivered by this Strategic Location/Policy	Reference Number(s)
Key Objective(s) of the SCS	BH1, BH2, BH3, BH4
Strategic Objective(s)	SO1, SO2, SO4 & SO6
Place Objective(s)	TPO2 OTO1, OTO2 STO1, STO2 URO1, URO2 SAO1, SAO2, SAO3 ALO1, ALO4, ALO5, ALO6 PAO2, PAO3 CAO3

Housing Trajectory and Managed Delivery Target 2008/09 to 2025/26 - (Change Reference S300.2)



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SL1 - POMONA ISLAND (Change Reference S300.34)

8.21 Pomona is a key part of the Regional Centre in Trafford. This part of the former Manchester Docks has been vacant for over 20 years following its remediation and is one of the largest vacant sites in the Regional Centre. It represents a major opportunity to expand and diversify the offer of the Regional Centre and fill a huge gap close to its heart.

POLICY SL1 – POMONA ISLAND

Strategic Proposal

SL1.1 A new mixed-use commercial **and residential** district will be created to complement the offers of the city centre and Salford Quays / Mediacity: uk. It will be a new destination for business, **residential** and leisure users combining significant commercial and recreational development for **people living in the Location and for** communities in the city centre and Old Trafford areas.

SL1.2 ~~In addition to the 546 residential units that have the benefit of an extant planning permission~~ **The Council considers that this Location can deliver:**

- 10 Ha of employment activity;
- **800 residential units;**
- New commercial leisure facilities, **including an hotel;**
- Small scale ancillary retail and **bar/restaurant** uses;
- Appropriate new community facilities to support those people using the development;
- A substantial new area of open space for informal recreation, and,
- New and improved pedestrian links.

SL1.3 The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD.

SL1.4 **The design of development proposals in this Location should reflect its Regional Centre status, with a high density, high-rise built form.** ~~Specifically the character and appearance of the proposed development will need to reflect the existence of the residential permission. In the event that this extant permission is not implemented, and that subsequent residential development proposals cannot be justified in PPS25 terms, the remaining elements of the scheme will be required to adopt similar design principles.~~

Development Requirements

SL1.5 In order for development in this Location to be acceptable the following will be required:

- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall.
- An assessment of potential contamination must be carried out prior to development and any necessary remediation carried out in accordance with an agreed schedule;

- The provision of suitable pedestrian and cycle links to and from the existing Metrolink stations at Cornbrook and Pomona, to key bus routes and to the wider Irwell River Park area;
- The provision of a new informal recreation facility, centred around the canal basin;
- Improvements to local highway network and public transport infrastructure;
- **A contribution towards the provision of a new 1-form primary school by 2021 to serve the new residential community in this and the surrounding area (including SL2 Trafford Wharfside and SL3 LCCC Quarter);**
- The provision of ancillary community facilities;
- A contribution towards the provision of additional utility capacity, including the reinforcement of the local waste water treatment works;
- Protect, preserve and enhance the grade II Brindley's Weir and its setting;
- An assessment of biodiversity must be carried out prior to development and appropriate sites for nature conservation must be provided to compensate for any loss.

SL1.6 ~~The details of the site specific and infrastructure requirements will be addressed through the Land Allocations DPD.~~ **Residential development in this Location will be largely apartments, appropriate to its Regional Centre Location. However, a proportion of the residential development should be suitable for families, either in terms of size or type, having regard to Policy L2.**

SL1.7 **Uses classified in PPS25 as being More Vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.**

Phasing

	2008/9 – 2010/11	2011/2 – 2015/6	2016/7 – 2020/1	2021/2 – 2025/26	Total
Residential	0	240 350	306 450	0	546 800
Employment	0	4	4	2	10

Residential – expressed in terms of units

Employment – expressed in terms of hectares

Implementation

8.22 Implementation will be through private sector development. This Location is within a single ownership, part of location has the benefit of planning consent for residential units (546 units). Other significant sites within this Location will be identified and allocated in a Land Allocations DPD.

Project	Status	Costs	Phasing	Responsibility	Funding Source
Bridgewater Way Scheme (Bridgewater Canal) Watersmeet To Trafford Park And Manchester	Priority 2	Approx £500k	Required By 2011	Bridgewater Canal Trust/ Trafford Council/ Sustrans	Sustrans Connect2 Lottery Funds/ LTP Funds/ Local Authority Funds/ Private Developer/ Section 106
Reinforcement Of Water Supply Network	Priority 2	Unknown	Required By 2013/14	United Utilities/ Private Developer	UU AMP 05-06/ Private Developer
Improvements To Local Highway Network And Public Transport Provision	Priority 2	<u>As Required By SPD1</u> <u>In line with Policies L4, L8 and any associated SPDs</u>	Required By 2016	HA/ GMPTE/ Local Highway Authority/ Private Developer	Private Developer/ Section 106
Improvements To Existing And Development Of New Indoor/Outdoor Sports Facilities	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
Provision of Green Infrastructure And/Or Contribution Towards Off-Site-Provision	Priority 2	In line with Policies R5, L8 and any associated SPDs	Required By 2026	Trafford Council/ Private Developer	Private Developer/ Section 106
<u>On-site provision or contribution towards off-site provision of new 1 Form Entry Primary School (will also support development in Policy SL2 and SL3)</u>	<u>Priority 3</u>	<u>Approx £4-5m (plus any land costs)</u>	<u>Required by 2021</u>	<u>Trafford Council</u>	<u>Section 106/Private Developer</u>
Development Of Small GP Practice To	Priority 3	Unknown	Subject To Phasing of Development	NHS Trafford/ Private Developer	NHS Trafford/ Private Developer/

Project	Status	Costs	Phasing	Responsibility	Funding Source
Supplement Media City Practice (Also Supports Development In SL2)					Section 106
Reinforcement Of The Local Waste Water Treatment Works	Priority 3	Unknown	Unknown	United Utilities	UU Amp 05-06/ Private Developer
Reinforcement Of The Local Electricity Supply Network	Priority 3	Unknown	Unknown	Electricity Northwest Ltd	ENW Funds/ Private Developer
Reinforcement Of The Local Gas Supply Network	Priority 3	Unknown	Unknown	National Grid	National Grid Funds/ Private Developer

* Lead responsibility is highlighted in bold, where known

Justification

8.23 Pomona is at Trafford's northern gateway, the redevelopment of this significant area of long-term vacant brown-field land for high quality mixed-use development, offering scope for large-scale development including tall buildings, represents a major opportunity to assist with the regeneration of this part of the Regional Centre. It will increase public safety in the area by introducing new levels of activity in the area and providing extensive opportunities for natural surveillance of paths and open space areas.

8.24 In view of the Location's important position in relation to the Regional Centre, it will be important to secure high quality urban design to ensure an appropriate mix of land uses and inter-relationship of buildings/open spaces, because the appearance of this site once developed will have a significant bearing on the overall regeneration of the Priority Regeneration Area and the wider Regional Centre.

8.25 Pomona lies within the Salford Quays / Irwell Corridor Strategic Regional Site as identified in July 2009 by the NWDA. The purpose of this designation is to expand and integrate the area with the rest of the regional centre of Manchester through a mixed-use framework. Development here will also assist in the delivery of the objectives of the Irwell River Park, Bridgewater Way and Ordsall South Strategies by enhancing and opening up the waterfront for safe use and enjoyment.

8.26 The Trafford Other Main Town Centre Uses Study (2009) concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e. Pomona is a long term vacant and derelict site within the Old Trafford Priority Regeneration Area (see Policy L3), and the creation of new employment opportunities here would provide a valuable economic boost for the area and will serve to enhance Trafford's image as a tourism destination.

- 8.27 Opportunities will be created to improve pedestrian and cycle movements to the existing Metrolink stations at Cornbrook and Pomona and to the wider City Region through new foot/cycle paths, ~~including giving consideration to the creation of a new canal crossing.~~
- 8.28 Opportunities exist for the creation of multi functional green infrastructure enhancing the whole image of the area. The informal recreation facility, centred around the canal basin, will provide valuable amenity space for the new community; will help to reduce deficiencies and inequalities in open space provision in Old Trafford; and will enhance the ecological value of the wildlife corridor along the Manchester Ship Canal and Bridgewater Canal.
- 8.29 Due to the previous industrial use of the site, development cannot proceed unless potential contamination and its effect on controlled waters have been assessed.
- 8.30 The Sequential Testing of the Strategic Locations, **which was** undertaken in accordance with PPS25 **in March 2010**, ~~does did~~ not identify Pomona Island as a preferred location for residential development. ~~Subsequent to that, The~~ SA further concluded that other "more vulnerable uses" such as certain leisure uses, healthcare and educational facilities would be unlikely to pass the "Exceptions Test" and ~~that~~ therefore such uses should be excluded from the Pomona Strategic Location. **However, the Council acknowledges that there may be some scope for these "more vulnerable uses" outside Flood Zone 3 within the Strategic Location. Therefore, due to the potential for flooding in parts of the Location which are identified as Flood Zone 3 in the SFRA Undefended Scenario, it is considered that the development of "more vulnerable uses" (including residential development over and above the 546 units which have already been granted planning permission) would not be appropriate in those parts of the Location.**
- 8.31 ~~For this reason, neither this policy nor Policy L1 makes an allowance for this location to contribute towards the Council's housing land target, above what has already been permitted. There is an outstanding full planning permission for 546 residential units on part of Pomona which does not expire until May 2012. Accordingly the infrastructure table above makes no reference to infrastructure that would be required to deliver additional residential development in this location. The Council considers that it would not be in accordance with the sequential approach that has been followed, to identify this location for more vulnerable uses. Instead, the Council has identified sufficient land elsewhere, in sequentially preferable locations in terms of PPS25, to meet its housing land target.~~

WHICH OBJECTIVE(S) DELIVERED BY THIS STRATEGIC LOCATION/POLICY	REFERENCE NUMBER(S)
KEY OBJECTIVE(S) OF THE SCS	SE2, SE4, SE5, SE7, SE10 PE1, PE3, PE5, PE6 BH1, BH2, BH3, BH4
STRATEGIC OBJECTIVE(S)	<u>SO1, SO2, SO3, SO5, SO6, SO7 & SO8</u>
PLACE OBJECTIVE(S)	<u>OTO1, OTO2, OTO8, OTO13, OTO14, OTO19</u>

Suggested Change S300.35

L8 - PLANNING OBLIGATIONS

- 17.1 Planning obligations are an established and valuable mechanism for bringing development in line with policies and proposals contained in relevant national and local planning policies.

POLICY L8: PLANNING OBLIGATIONS

- L8.1 In relation to proposed development that would, if implemented, create a need for a particular facility or generate specific adverse impacts that cannot be provided for, or mitigated against through the use of planning conditions, the Council will seek to negotiate appropriate planning obligation(s) to make the development acceptable and sustainable.

- ~~L8.2~~ In accordance with Circular 5/2005, **the Community Infrastructure Levy Regulations 2010**, policies in this Plan and the Council's Local Infrastructure Plan, the Council will seek ~~Planning Obligations for~~ **developer contributions towards** the delivery of environmental, economic and social infrastructure. ~~The nature and level of contributions will be established on a site by site basis, relating to a specific development proposal. These may include contribution(s) towards affordable housing; open space, sport and /or recreation; green infrastructure; highway and public transport schemes; measures to combat climate change; the reduction of inequalities and/or; the provision of new community and/or cultural facilities.~~ **A planning obligation can only be applied if it meets all of three statutory tests:**
- 1. The obligation is necessary to make the development acceptable in planning terms;**
 - 2. The obligation is directly related to the development;**
 - 3. The obligation is fairly and reasonably related in scale and kind to the development.**

- L8.3 **Contributions will be sought for all new development (including mezzanines), redevelopment, and changes of use. The nature and level of contributions will be established on a site by site basis, relating to the type and size of the development proposal. The Council's approach to planning obligations is based on two elements: the 'Trafford Developer Contribution' (i.e. the 'Required Element'), to ensure a proposal is acceptable in planning terms, and a bespoke 'Negotiated Element' which will only be applied on a case-by-case basis where there is a need to address any specific impacts that are not covered by the Trafford Developer Contribution. The Trafford Developer Contribution is a formula-based standard charge which is calculated on a dwelling size (number of bedrooms) or gross internal area (sqm) basis. It reflects the calculated impact of different types of development on different planning obligation matters.**

- L8.4 **The following list sets out what the Council will seek contributions towards through the Trafford Developer Contribution ("TDC"). This list is not definitive and in the future the Council may expand the list of contributions included in the TDC:**
- **Affordable Housing;**
 - **Highways infrastructure;**

- Sustainable transport schemes, including bus, tram, rail, pedestrian and cycle schemes;
- Measures to reduce the impact of climate change;
- Specific Green Infrastructure, such as tree planting;
- Spatial Green Infrastructure, such as parks, play areas and outdoor sports facilities;
- Indoor sports facilities, including swimming pools and gyms;
- Education facilities; and
- Health facilities.

L8.5 The following list illustrates likely contributions under the Negotiated Element, but is not exhaustive:

- Reducing Inequalities;
- Community facilities;
- Allotments and Cemeteries;
- Public art.

L8.6 Contributions will be principally delivered through 'Section 106 Agreements'. There will be a presumption in favour of the on-site provision of benefits sought by planning obligations and the Council will normally expect the developer to carry out the works. However, where it is not possible or practical to provide these benefits on-site, or where a development is required to contribute towards strategic infrastructure or facilities, a financial contribution will be sought towards the provision of these benefits offsite. The collected monies will form a pool for each specific contribution which will be used for delivery of the infrastructure needed to offset the impacts of development. The Council's governance framework for implementing planning obligations will provide safeguards to ensure that financial contributions are spent in accordance with the 3 statutory tests set out above. The Council will pool contributions over the 2011 -2026 period to ensure that the delivery and management of long term infrastructure integral to the future sustainability of the borough is not undermined.

L8.7 Contributions towards the maintenance of new facilities are identified under some of the individual contributions (e.g. the cost for Specific Green Infrastructure includes a provision for the care and maintenance of new trees). However, the Council or other organisations have a statutory responsibility to maintain some types of infrastructure, such as adopted highways, and so contributions towards the maintenance of these cannot be collected. For all other infrastructure, where the developer and the Council agree to transfer maintenance and management liabilities to the Council or other organisations, a commuted maintenance sum will be required as a Negotiated Element of a Section 106 agreement.

L8.8 Contributions remaining unspent at the end of a time period specified in the Section 106 agreement will, on request, be returned to the payee along with any interest accrued based on the investment returns achieved by the Council. Given that the tariff contributes to infrastructure needs which can take a long time to deliver, the default period will be 15 years from the date of the agreement, although this may vary depending on the precise nature of the obligation.

L8.9 Any S106 Agreement will include provisions for both overage and review mechanism(s). If the development is not completed within 3 years of the date of the planning permission, a further consideration of viability will be carried out at that stage (and every 3 years thereafter) for the purposes of determining whether the level of contribution should increase for the balance of the development still to be completed. In order to explore phased payments and/or a clawback mechanism, it will be necessary to use a cash flow model to explore the range of options and to measure the relative impacts of different potential solutions on project viability.

L8.10 The Council acknowledges that, in certain circumstances, a development may not be able to address all of the required planning obligations without the scheme becoming economically unviable. On these occasions, the Council will engage with developers on a site-by-site basis to consider whether contributions should be reduced in order to make development viable.

L8.11 The monitoring and management of planning obligations will be undertaken regularly to ensure that all obligations entered into are complied with on the part of both the developer and the Council, and that all financial contributions are spent in accordance with the s106 Agreement. The Trafford Developer Contribution system will be closely monitored and updated as necessary, having regard to its overall effectiveness, macro and local economic conditions, development viability, the emerging national and local policy and financial context, best practice, and the infrastructure delivery requirements of the borough.

L8.12 Further guidance on the Trafford Developer Contribution system and how it applies to specific localities and the likely quantum of contributions is provided in an associated Supplementary Planning Document.

and provided either as:

- ~~Contributions “in kind”/on site, i.e. that the developer builds or provides directly the facility necessary to fulfil the obligation; or~~
- ~~As a financial payment(s) or as off site improvements where for example:
 - ~~An alternative organisation is better placed to provide the facility;~~
 - ~~Works are required off-site to ensure that the development meets policy requirements or to mitigate against specific or adverse impacts of the development and an alternative body/organisation will be required to carry out works;~~
 - ~~The facility is being funded by more than one developer;~~
 - ~~The contribution is in the form of a maintenance payment and the body carrying out the maintenance is not the developer; or~~
 - ~~The developer possesses the skills and expertise to provide part of the infrastructure themselves, but the remainder needs to be provided by an alternative organisation.~~~~

In accordance with the Community Infrastructure Levy Regulations 2010 and Circular 5/2005, associated Supplementary Planning Document(s) will provide further guidance on the application of contributions to specific localities and likely quantum of contributions. Guidance will also be provided

~~in the SPD on the methodology of applying considerations relating to the economic viability of schemes, based on the Strategic and Place Objectives set out in this Plan.~~

IMPLEMENTATION

Implementation Mechanisms

Implementation will principally be through the planning application decision making process.

Delivery Agent

The delivery agent will be the private sector.

Timescales

This will be ongoing throughout the Plan period.

Funding

Funding will be through S106 contributions.

Justification

- 17.2 In order to make development acceptable and bring it into line with the objectives of sustainable development it is reasonable to seek planning contributions where a development should contribute to specific needs e.g. affordable housing or where developments have an adverse impact on local infrastructure, services and/or local amenities. In this way the Council is able to ensure that development proposals contribute, appropriately, to the provision of community infrastructure necessary to help achieve the sustainable community development and environmental improvement objectives of the Sustainable Community Strategy and the Core Strategy, including tackling climate change.
- 17.3 The Council already has a number of supplementary planning documents which detail arrangements for planning obligations for affordable housing, informal children's playing space/outdoor sports facilities, Red Rose Forest and highway and public transport scheme provision. However it will be necessary for new development to provide the necessary level of infrastructure as detailed in the Council's Local Infrastructure Plan and those associated with the climate change agenda.
- 17.4 Government guidance makes it clear that developers may reasonably be expected to pay for or contribute to the cost of all, or that part of, additional infrastructure provision which would not have been necessary but for their development. Although the effect of the infrastructure investment may be to confer some wider benefit on the community, the payments should be directly related in scale to the impact which the proposed development will make.
- 17.5 Securing such obligations will help to ensure that the site specific impacts of development proposals on the area surrounding the intended development site are properly mitigated by actions wholly funded and put in place by prospective developer(s) to make the development acceptable in physical planning and operational terms.
- 17.6 In relation to affordable housing, Policy L2 provides developers with more guidance on the level and type of planning obligations being sought by the

Council. These policies have been informed by the Housing Market Assessment, the Housing Strategy and the Economic Viability Study.

- 17.7 The Council's Economic Viability study made an allowance for all planning obligations currently sought through the Revised UDP Adopted June 2006, before applying varied affordable housing contribution levels. The outcomes of this study informed Policy L2 and will be used in the determination of individual planning applications. In cases where site specific issues of viability arise the Council will consider whether it is appropriate to agree a reduction in the total value of the contributions required for the proposed development, (whether or not such reduction is subject to an overage provision), or a phasing of the payments. The Council will either reduce all contributions payable pro rata or reduce/delete specific contributions to ensure that a larger portion of the total contribution received can be applied in accordance with an appropriate prioritisation for that particular development based ~~on~~ on the objectives of this Plan. Further guidance on this is provided in the accompanying SPD.
- 17.8 It may not always be appropriate to agree to reduce the total amount of contributions payable where there are issues of viability relating to a specific development. Such a situation would arise, for example, where a developer seeks a reduction in the level of on-site affordable housing required to be provided, but to reduce the level of provision would prejudice the deliverability of affordable housing as required by this Plan. In such circumstances, **the Council will engage with the developer at the earliest opportunity to try and agree an appropriate contribution or explore alternative means of delivering the plan objectives.** ~~it may be appropriate to refuse the application if the required levels of contribution(s) would not otherwise be provided, on the basis that to delay such development until there is an improvement in the economic climate would mean that the maximum benefit could be secured through a development at a later date.~~
- 17.9 The SA acknowledges that securing the provision of public transport improvements will ensure the maximum positive outcome for SA Objectives E1 "Reduce the effect of traffic on the environment"; E3 "Reduce contributions to climate change", E8 "Protect and improve air quality" and, EC5 "Improve the social and environmental performance of the economy".
- 17.10 Community facilities could provide new education or health facilities to reduce locally identified inequalities, or for the promotion of community cohesion/wellbeing within a neighbourhood through the provision of a "community hall" for example. The specific requirements for developments will be judged on a site by site basis, based on the level of identified adverse impact that the development would have on local infrastructure, services and/or local amenities.
- 17.11 Planning obligations could be used to reduce inequalities by, for example, securing training opportunities in the construction trades during the development period and for other permanent opportunities created by development. The SA considers that such action would ensure the maximum positive outcome for SA Objective EC2 "Reducing disparities by releasing the potential of all residents particularly in areas of disadvantage".
- 17.12 The Community Infrastructure Levy (CIL) Regulations 2010 came into effect on 6 April 2010. These empower local authorities to charge a levy on most

types of new development. A charging schedule setting out CIL rates will be produced in due course and used alongside planning contributions to help fund the provision of infrastructure needed to support development in the Borough and make it acceptable and sustainable. Trafford Council will amend its developer contributions regime, as and when new legislation, guidance and regulations are issued.

Which Objective(s) delivered by this Strategic Location/Policy	Reference Number(s)
Key Objective(s) of the SCS	SE7 SC3 PE1, PE3, PE4, PE6, PE7 BH2, BH3 HQ8, HQ9
Strategic Objective(s)	SO1, SO2, SO3, SO4, SO5, SO6 & SO7
Place Objective(s)	TPO5, TPO13, TPO14, TPO15, TPO18 OTO5, OTO14, OTO15, OTO17, OTO19, OTO20, OTO21, OTO24 STO5, STO12, STO13, STO14, STO18, STO21 URO5, URO10, URO11, URO12, URO13, URO16 MVO4, MVO5, MVO8, MVO12, MO13 SAO9, SAO15, SAO16, SAO17, SAO19, SAO22 ALO10, ALO16, ALO18, ALO19, ALO20, ALO21, ALO22, ALO24, ALO27 RCO5, RCO6, RCO8, RCO9, RCO10 PAO12, PAO13, PAO14, PAO15, PAO16, PAO17, PAO20 CAO7, CAO11, CAO16, CAO17, CAO18, CAO19, CAO20, CAO25

Table 3, Chapter 28 (Suggested Change Ref – S300.38, for Policy L5 see S300.47)

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
L1	Land for New Homes	Housing Development Monitoring Section (Section 4.3) of the Annual Monitoring Report.	<p><u>Policy Targets</u> <u>Land release to accommodate a net minimum 12,210 dwellings by 2025/26.</u> <u>Phased release to accommodate a net minimum 1,400 between 2008/9 & 2010/11 – 3,970 between 2011/12 & 2015/16 – 3,800 between 2016/17 & 2020/21 – 3,040 between 2021/22 & 2025/26.</u> <u>Land release to provide for a variety of types of accommodation.</u> <u>Land release to provide for 40% provision in the Regional Centre and Inner Areas – 60% within the South City Region area.</u> <u>Brown-field land use target of 80%.</u></p>
			<p><u>Monitoring</u> <u>Existing indicators (CH2 to 5 and LH1 to 10) to be drawn from the Housing Development Monitoring Section of the Annual Monitoring Report to determine the scale and distribution of development.</u> <u>New indicator(s) to be drawn from the planning and building control development management systems to determine the types of accommodation to be provided by developments.</u></p>
L2	Meeting Housing Needs	Housing Development Monitoring Section (Section 4.3) of the Annual Monitoring Report.	<p><u>Policy Targets</u> <u>60-40 Market-Affordable housing split.</u> <u>70-30 Small-Large (3+ bed) housing split.</u> <u>4% (500 units) Older Person housing provision.</u></p>
			<p><u>Monitoring</u> <u>Existing indicators (CH2 to 5 and LH1 to 10) to be drawn from the Housing Development Monitoring Section of the AMR to determine in conjunction with Housing Needs Survey data the extent to which identified needs are being met.</u> <u>New indicator(s) to be drawn from the planning and building control development management systems to determine the large/small and older person provision.</u></p>
L3	Regeneration	DCLG Index of Multiple Deprivation and the	<p><u>Policy Targets</u></p>

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
	<p>& Reducing Inequalities</p>	<p>Development Monitoring Section (Section 4) of the Annual Monitoring Report.</p>	<p>Generally to create sustainable local communities, reduce health & education inequalities, enhance community safety and secure environmental improvements. Net new dwelling targets of approximately 1,000 for the Old Trafford PRA – 850 for the Partington PRA – 100 for the Sale West PRA.</p>
			<p>Monitoring <u>Existing indicators (LH1 to 10) to be drawn from the Housing Development Monitoring Section of the AMR to determine the extent to which the PRA targets are being met.</u> <u>New indicator(s) to be drawn from the Sustainable Community Strategy Area Profile data compiled by the Council and the Indices of Multiple Deprivation and National Indicators published by Government to determine the extent to which the inequalities are being addressed.</u></p>
<p>L4</p>	<p>Sustainable Transport & Accessibility</p>	<p>Transport Development Section (Section 4.5) of the Annual Monitoring Report.</p>	<p>Policy Targets <u>Generally to protect and support the maintenance/improvement of the highway, public transport, pedestrian and cycling networks and the efficient/effective use thereof.</u> <u>Vehicle maximum parking standards.</u> <u>Major development Travel Plan requirement.</u></p>
			<p>Monitoring <u>Existing indicators (LT1 to 3, ST1 to 3 and FCT1 to 3) to be drawn from the Transport Development Monitoring Section of the AMR to determine the extent of investment progress, public transport network patronage change data, accessibility, major development adherence to parking standards and Travel Plan delivery data.</u> <u>New indicator(s) to be drawn from TfGM HFAS published data and National Indicators to determine road traffic volume, average peak journey time and road casualty change data.</u></p>
<p>L5</p>	<p>Climate Change</p>	<p>Pollution and Climate Change Monitoring Section (Section 4.7) of the Annual Monitoring Report, National Indicators NI185, NI186,</p>	<p>Policy Targets <u>Code for Sustainable Homes – Level 3, 2010 – Level 4, 2013 – Level 6, 2016.</u> Carbon emissions reduction targets of up to 5% – 15% are required for large</p>

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
		NI187, NI188 and NI189 and Building for Life National Standard for Well-designed Homes and Neighbourhoods.	<u>developments in the Borough where opportunities exist to connect to low/zero carbon energy generating infrastructure.</u>
			<u>Monitoring</u> <u>Existing indicators (SP3 & 4) to be drawn from the Pollution & Climate Change Section of the AMR (drawing from National Indicators) to record emissions change data.</u> <u>New indicator to be drawn from the planning and building control development management systems to determine the proportion of development approvals compliance or otherwise with the targets (drawing on the Building for Life National Standard for Well Designed Homes & Neighbourhood Report).</u> <u>New indicator to be drawn from Carbon Budget Statements to determine the percentage reduction achieved by all the major developments permitted and built across the Borough.</u>
L6	Waste	Minerals & Waste Development Monitoring Section (Section 4.8) of the Annual Monitoring Report.	<u>Policy Targets</u> <u>No specific targets set in the Core Strategy. Targets are to be set for monitoring in the GM Joint Waste DPD.</u>
			<u>Monitoring</u> <u>General monitoring of development progress as contained within Minerals and Waste Development Monitoring Section of the Annual Monitoring Report until the GM Joint Waste DPD is adopted.</u>
L7	Design	Building for Life National Standard for Well-designed Homes and Neighbour-hoods.	<u>Policy Targets</u> <u>No specific targets set in the Core Strategy.</u>
			<u>Monitoring</u> <u>New indicator(s) to be drawn from the planning and building control development management systems to measure the standard of design achieved by new development proposals (using CABE Building for Life criteria as a guide).</u>
L8	Planning Obligations	Development Plan Policy Monitoring Section (Section 5) of the Annual Monitoring Report.	<u>Policy Targets</u> <u>No specific targets set in the Core Strategy.</u>
			<u>Monitoring</u>

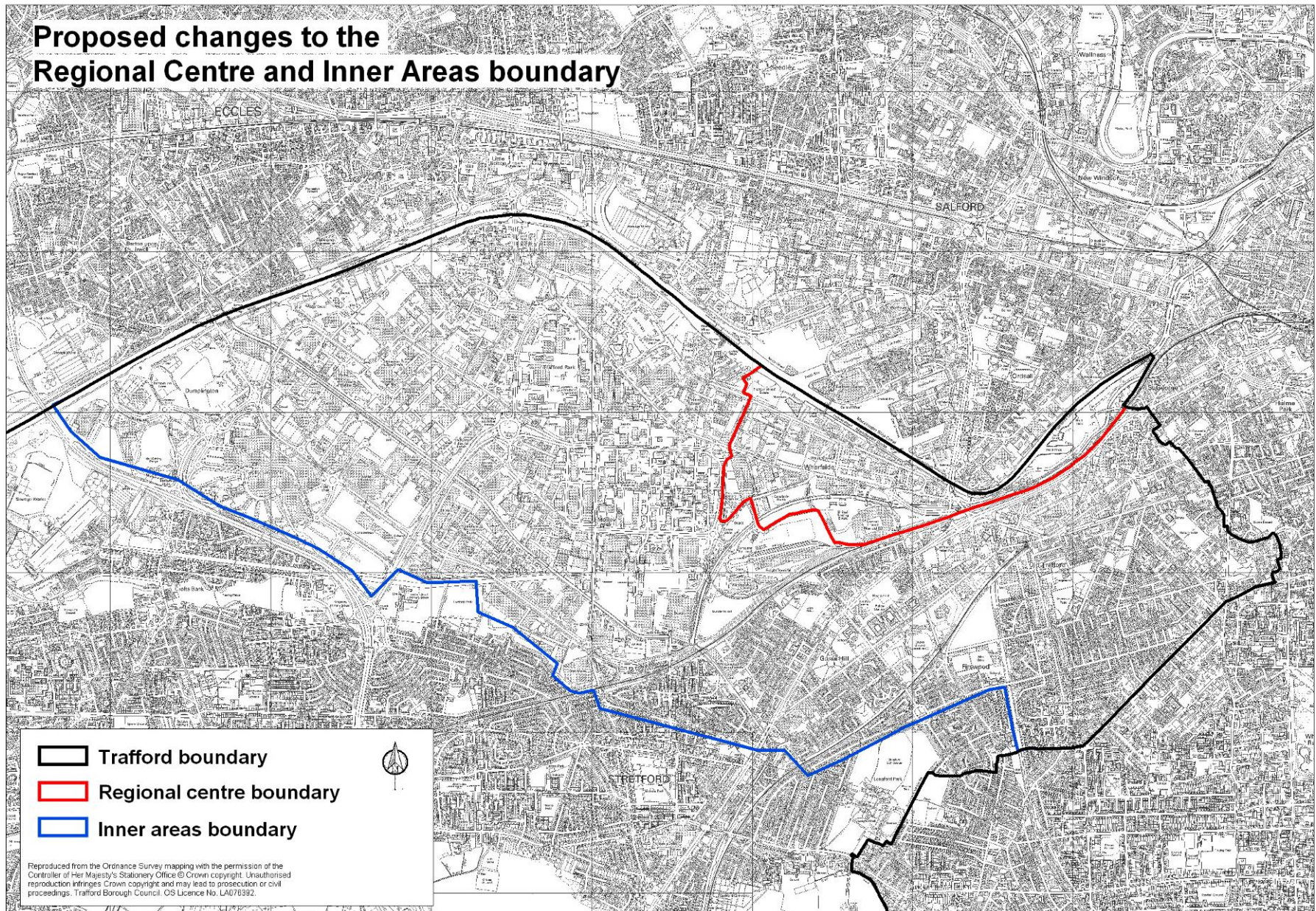
Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
			<p><u>Existing indicator (LP4) to be drawn from the Development Management Process Monitoring Section of the AMR to record planning obligations secured data.</u> <u>New indicator to be drawn from the planning and building control monitoring and finance monitoring systems to record the value of the various contributions received and subsequently spent.</u></p>
W1	Economy	Business Development Monitoring Section (Section 4.2) of the Annual Monitoring Report.	<p><u>Policy Targets</u> <u>Release of 190 hectares of land for employment development by 2025/26 – phased to provide 59 hectares by 2015/6 – a further 68 hectares by 2020/1 – and a further 63 hectares by 2025/26.</u> <u>Supply to be distributed – 75 hectares to Carrington – 55 to Trafford Park – 15 to Trafford Centre Rectangle – 10 each to Pomona, Trafford Wharfside, Broadheath – 5 to Town Centres – and 10 elsewhere.</u></p>
			<p><u>Monitoring</u> <u>Existing indicators (CB1 to 3 & LB1 to 6) to be drawn from the Business Development Monitoring Section of the AMR – adjusted as necessary to quantify land area as well as floor-space area developed and available for development.</u> <u>Further general monitoring material to be drawn from the Trafford Annual Economic Assessment.</u></p>
W2	Town Centres & Retail	Business Development Monitoring Section (Section 4.2) of the Annual Monitoring Report.	<p><u>Policy Targets</u> <u>Itemised retail, office, leisure, housing and other developments for Altrincham, Sale, Urmston and Stretford Town Centres.</u> <u>Generally to focus provision in the District Centres of Hale, Sale Moor and Timperley on convenience retailing, small independent retailing and service uses.</u> <u>Redevelopment of the Partington and Hale Barns Local Centres.</u></p>
			<p><u>Monitoring</u> <u>Existing indicators (CB4 & LB8) to be drawn from the Business Development Monitoring Section of the AMR – adjusted as necessary to provide District and Local Centre development data.</u> <u>Existing indicator (SB10) to be drawn from the Business Development Monitoring</u></p>

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
			<u>Section of the AMR to assess the vitality and viability status of Altrincham, Sale, Stretford and Urmston town centres.</u>
W3	Minerals	Minerals & Waste Development Monitoring Section (Section 4.8) of the Annual Monitoring Report.	<u>Policy Targets</u> <u>No specific targets set in the Core Strategy. Targets are to be set for monitoring in the GM Joint Minerals DPD.</u>
			<u>Monitoring</u> <u>General monitoring of development progress as contained within Minerals and Waste Development Monitoring Section of the AMR until the GM Joint Minerals DPD is adopted.</u>
R1	Historic Environment	Environment Quality Monitoring Section (Section 4.6) of the Annual Monitoring Report.	<u>Policy Targets</u> <u>Generally to preserve and enhance Conservation Areas and protect and enhance the historic environment.</u>
			<u>Monitoring</u> <u>Existing indicator (LE2) to be drawn from the Environment Quality Monitoring Section of the AMR to record the general extent of protection achieved.</u> <u>New indicator(s) to be drawn from the GM Historic Environment Record and Urban Landscape Characterisation data to add detail to the above.</u>
R2	Natural Environment	Environment Quality Monitoring Section (Section 4.6) of the Annual Monitoring Report.	<u>Policy Targets</u> <u>Generally to protect and enhance the landscape character, biodiversity, geo-diversity and conservation value of the Borough's natural urban and countryside assets.</u>
			<u>Monitoring</u> <u>Existing indicators (E2, LE1, LE4 and SE1) to be drawn from the Environment Quality Monitoring Section of the AMR to record the general extent of protection achieved.</u> <u>New indicator(s) to be drawn from GM Ecological Framework data to add detail to the above within the Bio-diversity Opportunity Areas.</u>

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
R3	Green Infrastructure	Environment Quality Monitoring Section (Section 4.6) of the Annual Monitoring Report.	<u>Policy Targets</u> Generally to protect and improve the Borough's multi-functional green infrastructure provision and provide a woodland and meadow recreation area at Stretford meadows.
			<u>Monitoring</u> Existing indicators (E2, LE1, LE3, LE4, LE5 and SE1) to be drawn from the Environment Quality Monitoring Section of the AMR to record the general extent of protection and improvement achieved. Targets will be set for monitoring following Council approval of the recommendations arising from the forthcoming Trafford Forest Plan.
R4	Green Belt & Other Protected Open Land	Environment Quality Monitoring Section (Section 4.6) of the Annual Monitoring Report.	<u>Policy Targets</u> Generally to protect the Green Belt and Other Protected Open Land from development.
			<u>Monitoring</u> Existing indicator (LE3) to be drawn from the Environment Quality Monitoring Section of the AMR to record the extent of protection achieved.
R5	Open Space Sport and Recreation	Environment Quality Monitoring Section (Section 4.6) of the Annual Monitoring Report.	<u>Policy Targets</u> Generally to protect the available provision and to improve the quantity and quality of provision in areas of deficiency.
			<u>Monitoring</u> Existing indicator (LE3 and SE3) to be drawn from the Environment Quality Monitoring Section of the AMR to record accessibility and provision data. New indicator(s) to be drawn from Greenspace Strategy and Outdoor Sports Facilities data to record improvement progress.
R6	Culture & Tourism	Business Development Monitoring Section (Section 4.2) of the Annual Monitoring Report.	<u>Policy Targets</u> Generally to enhance cultural and tourism provision in the Regional Centre, Trafford Centre Rectangle and Lancashire CCC Strategic Locations, Town Centres, Dunham Massey Park and Old Trafford and Sale Moor and Bucklow St Martins Regeneration Areas. To protect existing theatre venues.

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
			<p><u>Monitoring</u> <u>Existing indicators (CB4 and LB8) to be drawn from the Business Development Monitoring Section of the AMR to record culture, leisure and tourism development progress.</u></p>

Appendix 2 – Inset Proposals Map (Change Reference S300.41)



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L5 – CLIMATE CHANGE (Change References S300.46, S300.125 and S300.126)

Revised Policy L5 Climate Change

14.1 Climate Change is one of the biggest challenges we face and it impacts on a wide range of different policy areas. The effects of climate change need to be considered at all stages of the development process in order to ensure that development minimises its impacts and mitigates its effects.

POLICY L5 CLIMATE CHANGE

L5.1 New development should mitigate and reduce its impact on climate change factors, such as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.

CO2 Emissions Reduction

L5.2 ~~New major~~ **Major built development proposals will be required to demonstrate that they can to how they will seek to minimise its their the contributions towards and/or mitigate its their effects on climate change, in line with both national standards and local targets opportunities and programmes. For the purposes of this policy, “major development” is defined as comprising: - The local CO2 emissions reduction target set in Table L5.1 will apply to the following:**

- Residential development equal to or greater than 10 units; and
- Non-Residential development above a threshold of 1,000m² floor area.

L5.3 Developments below the thresholds, but involving the erection of a building or substantial improvement to an existing building (such as extensions or change of use), will be encouraged to adopt the principles of energy efficiency and incorporate appropriate micro-generation technologies, to help contribute towards reducing CO2 emissions within Trafford. Those developments within Conservation Areas or which include Listed Buildings will also be encouraged to adopt these principles.

CO2 Emissions Reduction Target

L5.4 Development will need to demonstrate how it contributes towards reducing CO2 emissions within the Borough. This should include incorporating measures such as applying sustainable design and construction techniques prior to utilising renewable energy generation technologies, examples of which can be found in the Supporting Technical Note.

L5.5 The Council recognises that the achievable levels of reduction in CO2 emissions **in new developments is strongly influenced by, and** are dependent upon the scale and location of the proposed development. Therefore, the following spatial areas have been identified which have distinct opportunities **for major development** to deliver different CO2 reduction targets:

- Low Carbon Growth Areas (LCGAs) – **where there is potential to deliver CO2 reduction target of up to 15% above current Building Regulations;** and
- Outside LCGAs - **where there is potential to deliver CO2 reduction target of up to 5% above current Building Regulations.**

L5.6 The main focus for high levels of **both** residential and economic growth has **have** been tested to determine a CO2 reduction target(s) for the Borough. ~~In light of the viability testing,~~ **This has resulted in** three LCGAs **being** ~~have been~~ identified that **the Council considers major development to have the potential to** ~~can~~ deliver a higher local CO2 emissions reduction target (see Table L5.1), than the rest of the Borough. **This is subject to the new energy generation infrastructure and programmes in these locations being delivered within the plan period.** Location plans outlining the LCGAs – ~~these are~~ (Altrincham Town Centre, Carrington and Trafford Park) are provided within the Supporting **SPD** Technical Note.

L5.7 These higher CO2 reduction targets will only be applicable where the required infrastructure, as detailed in paragraph L5.6 above, exists at the time that the relevant planning application is determined. The higher reduction targets will only be applied until the national standards (Building Regulations) require developments to achieve zero carbon.

~~L5.8 Table L5.1 details a CO2 reduction target using the 2006 Part L Building Regulations as a baseline.~~

~~L5.9 Table L5.1 – Local CO2 emissions reduction targets~~

	Minimum % CO2 emission reduction target from a baseline Part L Building Regulations 2006
LCGA	40%
Outside LCGA	30%

~~L5.10 Once changes in Building Regulations exceed the targets in Table L5.1, the targets will no longer apply.~~

How to Calculate and Reduce CO2 Emissions

~~L5.11~~ **L5.8** All new built development meeting the thresholds set within paragraph **Policy L5.2 should detail how they will meet the requirements of this policy alongside their planning application.** will be required to submit a Carbon Budget Statement. A template for the Carbon Budget Statement is included within the **associated SPD Supporting Technical Note** to help applicants calculate the baseline level of CO2 emissions to be emitted from the proposed development and to provide guidance on measures to reduce emissions.

~~L5.12~~ **L5.9** CO2 emissions should be reduced by applying the following hierarchy:-

1. Design and construction techniques to reduce the demand for energy (for example: through the orientation of building; internal layout; and superior energy efficiency measures such as extra insulation);
2. Technology (for example through sourcing low carbon or renewable energy generation, including any district energy network which may be accessible).

~~L5.13~~ **L5.10** The Council will encourage applicants to consider and incorporate CO2 reduction design techniques within the building prior to investigating technology solutions. Guidance on both these options is detailed in the associated SPD and the Supporting Technical Note.

Viability

~~L5.14~~ The Council expects that all new major development will deliver the required CO2 emissions reductions. However in those circumstances where it can be demonstrated that provision can not be feasibly delivered on site/near site and/or where meeting the higher targets set out in Policy L5. targets in Table L5.1 would affect scheme viability such that the development could not proceed, contributions will be sought to fund a carbon off-set scheme (allowable solutions fund), which will fund infrastructure measures off site to reduce CO2 emissions at a lower cost than on-site measures.

~~L5.15~~ The allowable solutions will introduce a scheme to fund measures and required infrastructure in line with the Core Strategy Policy L8 and the associated SPD. Allowable solutions contributions development set at a level which enables the developer to meet the carbon reduction target for the development as set out in Table L5.1, except where this can be shown to make the development unviable, in which case a lesser contribution will be accepted by the Council.

L5.11 The Council expects that all new major development will deliver the required CO2 emission reductions, however in those circumstances where it can be demonstrated that these cannot be feasibly delivered without having a significant adverse impact on the viability of the development, a lower level will be accepted by the Council.

Energy Generating Infrastructure Opportunities – Commercial or Community

~~L5.16~~ **L5.12** The Council recognises the role that commercial and community low carbon, renewable and decentralised energy generation and distribution facilities can play in reducing CO2 emissions and providing viable energy supply options to serve new and existing developments. The impact of such infrastructure and any suitable mitigation measures will be assessed in line with the policies within this Plan, in particular Policy L7 – Design Quality and Protecting Amenity.

Pollution

~~L5.17~~ **L5.13** Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.

~~L5.18~~ **L5.14** Where development is proposed close to existing sources of pollution, noise or vibration, developers will be required to demonstrate that it is sited and designed in such a way as to confine the impact of nuisance from these sources to acceptable levels appropriate to the proposed use concerned.

~~L5.19~~ **L5.15** Within the Borough's Air Quality Management Zones developers will be required to adopt measures identified in the Greater Manchester Air Quality Action Plan, to ensure that their development would not have an adverse impact on the air quality.

Water

~~L5.20~~ **L5.16** The Council will seek to control development in areas at risk of flooding, having regard to the vulnerability of the proposed use and the level of risk in the specific location. This will involve a sequential approach to determining the suitability of land for development and application of the exception test, as outlined in national planning policy, where necessary.

~~L5.24~~ **L5.17** Developers will be required to demonstrate, where necessary by an appropriate Flood Risk Assessment (FRA) at the planning application stage, that account has been taken of flood risk from all sources (including rivers, canals, sewers, surface water run-off and groundwater) as identified in the Council's Strategic Flood Risk Assessment and/or shown on the Key Diagram, and that the proposed development incorporates flood mitigation and management measures appropriate to the use and location.

~~L5.22~~ **L5.18** Developers will be required to improve water efficiency and reduce surface water run-off through the use of appropriate measures such as rain water harvesting, water recycling and other Sustainable Drainage Systems (SUDS) appropriate to the various parts of the Borough, as mapped in the Council's Strategic Flood Risk Assessment. Further guidance will be set out in the supporting Technical Note SPD.

IMPLEMENTATION

Implementation Mechanisms

Implementation will generally be through public/private sector development. Climate change priorities will be identified and allocated in the Land Allocations DPD. Other climate change needs will be implemented through the planning application decision making process.

Delivery Agent

The delivery agents will include the public and private sector.

Timescales

This will be ongoing throughout the Plan period. Phasing for the development of the Strategic Locations is set out in detail in Tables L1 and W1. This phasing reflects the likely availability of funding and programme of works anticipated at this time.

Funding

Funding will include private and public sector investment, ~~and S106 contributions.~~

Justification Text

CO2 Emissions Reduction

14.2 **The policy requires major development to fully consider opportunities of how to reduce CO2 emissions of their proposed development. The Carbon Budget Statement is a tool to help applicants determine how much CO2 their proposed development will emit. Further guidance is set out in the 'How to calculate and reduce CO2 emissions' section of this policy.** The thresholds applied within this policy have been tested by the Trafford Low Carbon Study (2011). Developments below these thresholds, ~~or~~ are Listed Buildings or **those** located in Conservation Areas are encouraged to adopt the principles of energy efficiency and low carbon energy generation detailed in this policy. Further guidance on energy efficiency for Listed Buildings and developments in Conservation Areas can be found on English Heritage's website.

CO2 Emissions Reduction Target

14.3 The Climate Change Act (Amendment 2009) sets out a target of 34% reduction in CO2 emissions by 2020 and 80% reduction by 2050. This supports the Governments policy commitment through Building Regulations to progressively reduce **CO2** ~~carbon~~ emissions from new buildings through to 2016 and from non-residential buildings through to 2019, or any subsequent superseding timescales.

14.4 The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. The Supplement to PPS1 sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.

14.5 In 2009, the UK government designated Greater Manchester as a Low Carbon Economic Area for the Built Environment. This designation indicates that the city

region is expected to be an exemplar for low carbon buildings, to provide a focus for job creation and economic development in the low carbon sector. This is supported by the Greater Manchester Strategy, of which a key component is to achieve a reduction in CO2 emissions of between 30-50% by 2020.

- 14.6 ~~Trafford's Sustainable Community Strategy contains key objectives around carbon emissions reduction: PE5 (more energy saving environmentally friendly homes) and PE6 (less carbon emissions from businesses per capita). Trafford's Low Carbon Study (2011) tested a range of development types across the Borough along with a range of low carbon and renewable technologies. Trafford's Low Carbon study identified local CO2 emissions reduction targets primarily linked to the location of development and how this influences viability. These local targets are applied on top of Building Regulations Part L 2006.~~
- 14.7 **The Trafford Low Carbon Study (2011) identified opportunities across the Borough to reduce CO2 emissions by more than the national standards. In key areas of the Borough identified as Low Carbon Growth Areas (LCGA's) the reduction could be up to 15%¹, dependent on the nature of the development being proposed.**
- 14.8 **These areas have been identified as the Council considers that they have the potential to deliver a higher CO2 emissions reduction target for major development by virtue of the scale, the mix of uses and density it will create opportunities.**
- 14.9 **The LCGAs identified are Altrincham Town Centre (Policy W2), Carrington (including Policy SL5) and Trafford Park (including Policies SL2 and SL4), the location plans will be identified in the associated SPD.**
- 14.10 **Within the LCGAs opportunities for both micro-generation technologies and large scale low/zero carbon energy generating infrastructure options (known as Area Wide Options) exist. The micro-generation technologies (of a scale for individual households) tested include: solar hot water, ground source heat pumps, air source heat pumps, biomass boiler, solar photovoltaic, wind and combined heat and power. The Area Wide Options (of a scale to serve large scale development proposals) include: district heat networks, energy from waste, a combination of micro-generation technologies, biomass combined heat and power and utilising waste heat via pipeline from the Carrington power stations.**
- 14.11 **The Trafford Low Carbon Study (2011) details that up to 5%² CO2 reduction above national standards can be achieved outside of LCGAs where realistic opportunities exist to connect to existing low/zero carbon energy generating facility(s).**

¹ The Low Carbon Study (2011) refers to a 40% reduction in carbon emission using 2006 Building Regulations. For the purposes of this policy and when determining planning applications, the current Building Regulations are to be applied (2010). Therefore this translates to a 15% reduction in carbon emissions.

² The Low Carbon Study (2011) refers to a 30% reduction in carbon emission using 2006 Building Regulations. For the purposes of this policy and when determining planning applications, the current Building Regulations are to be applied (2010). Therefore this translates to a 5% reduction in carbon emissions.

14.12 **The targets were determined following assessments which considered the scale of the development, the requirements of Affordable Housing and other s106 contributions, the build cost element for Code for Sustainable Homes (Level 4), technology construction costs and land costs. The selection of development typologies and housing market areas, including the related sensitivity testing using development appraisal case studies, has demonstrated that delivering CO2 emissions reductions targets higher than national standards the targets would not impact upon the supply or pace of housing delivery set out in the Council's housing trajectory and provision of affordable housing (Policies L1 and L2).**

~~14.7 The delivery of these targets and their effect on viability has been considered through Policy L8. The viability of all the case study development proposals within the Trafford Low Carbon Study have been tested against the cost for CfSH Level 4 and the BREEAM 'very good' standard. Therefore viability has been tested at a higher development costing than is currently required.~~

~~14.8 The selection of development typologies and housing market areas, including the related sensitivity testing using development appraisal case studies, has demonstrated that the targets would not impact upon the supply or pace of housing delivery set out in the Council's housing trajectory and provision of affordable housing (Policies L1 and L2).~~

~~14.9 A range of CO2 reduction targets were modelled (from 10% to 50% compared to the baseline of Part L of 2006 Building Regulations). The results showed the LCGAs to be viable to deliver 15% CO2 reduction using these technologies (on top of Part L Building Regulations 2006), with the rest of the Borough (Outside of LCGAs) able to deliver a 5% reduction target (on top of Part L Building Regulations 2006). Once changes in Building Regulations exceed this level the revised Building Regulations will be applied. The Trafford Low Carbon Study (2011) has assumed a developer's return of at least 15% for a scheme to be viable.~~

~~14.10 The higher carbon emissions reduction target for the LCGAs can be delivered through a combination of superior energy efficiency measures, on-site microgeneration measures and/or large-scale technology options/Area Wide Options (AWO). AWOs provide an opportunity for carbon reduction infrastructure at a scale (including district energy networks), which may prove more affordable to deliver than micro-generation measures. The Trafford Low Carbon Study tests the viability of a range of example AWOs.~~

How to calculate and reduce CO2 emissions

~~14.11~~ **14.13** All new built development meeting the thresholds should seek to minimise its use of energy. The Council requires the application of good design principles and construction techniques to reduce the energy demand of the development, prior to incorporation of technologies. For example, this could include siting, passive solar gain, thermal performance, internal layouts of rooms, extra insulation (including green roofs and walls resulting from their insulation properties) to maximise the energy efficiency of the development. Further guidance is included in the Supporting Technical Note and associated SPD.

14.12 **14.14** A tool to help applicants identify how much CO2 their proposed development will emit and to calculate the CO2 reduction target has been produced in the form of a Carbon Budget Statement (CBS). A template for the CBS is available in the Supporting Technical Note. Applicants are advised to complete a CBS, or incorporate

the content within the Design and Access Statement or Planning Statement which may accompany their planning application. An equivalent document will be accepted if it meets the required content of the CBS. The associated SPD and Supporting Technical Note also offer guidance on design and construction techniques and appropriate technologies.

Delivery

14.15 Applicants are advised to use the following to help determine the appropriate percentage reduction in CO2 emissions to be delivered by the proposed development:

- **The Trafford Low Carbon Study (2011);**
- **The Supporting Technical Note (for guidance on matching/combining technologies to suit development type(s));**
- **The Carbon Budget Statement; and**
- **Pre-application discussions with the Council to assist in understanding the opportunities for major developments.**

Viability

~~14.13 The Council expects that all new major development will deliver the required CO2 emissions reductions. However in those circumstances where it can be demonstrated that provision can not be feasibly delivered on site, and/or where meeting a higher the targets would affect scheme viability such that the development could not proceed, contributions will be sought to fund a carbon off-set scheme, which will fund infrastructure measures. Allowable solutions will enable the developer to meet CO2 emissions reduction targets at a lower cost per tonne of CO2 saved than on-site/near site infrastructure solutions which may render the development non-viable. Where necessary to maintain viability, the Council will accept proposals which combine design and construction techniques, technologies and allowable solutions to help applicants achieve their CO2 reduction target on-site.~~

~~14.14 Allowable solutions contributions will be set at a level which enables the developer to meet the CO2 reduction target for the development, except where this can be shown to make the development unviable, in which case a lesser contribution will be accepted by the Council.~~

~~14.15 The Government consultation on The Definition of Zero Carbon Homes introduces "allowable solutions" as a way of introducing a carbon offset scheme to fund larger schemes and required infrastructure. "Allowable Solutions" will include a range of off-site solutions, from retrofitting existing buildings to large scale stand alone renewable energy generating schemes. The viability of all planning applications will be assessed in line with Policy L8 and the associated SPD.~~

Energy Generating Infrastructure Opportunities – Commercial or Community

14.16 PPS1 states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution. Trafford encourages the development of commercial and community energy generation infrastructure in suitable locations, providing the opportunity for new and existing developments to use energy which is more carbon efficient. This position reflects the

Department of Energy and Climate Change (DECC) progression towards formulating a strategy for national and local government to help people individually, and as a part of their community, to heat and power their homes and businesses, to provide energy security as well as CO₂ emissions reduction, and delivery of such energy infrastructure should take both of these factors into account.

14.17 The impact of commercial or community energy generating facilities will be assessed in line with the policies within this Plan and against any suitable mitigation measures proposed. Impact will be assessed with particular regard to:

- Matters of design quality: addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping, boundary treatment; and
- Matters of protecting amenity: the development to be compatible with the surrounding area; not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.

Pollution

14.18 The Borough generally possesses a good quality environment which the Council intends to retain and improve wherever possible. Pollution, noise and vibration damage the environment and should be prevented or mitigated. The Council will use its planning powers as the most effective mechanism to control pollution, noise and vibration at source. Proposals for development close to sources of pollution, noise or vibration will be required to ensure an acceptable environment for users of the development.

14.19 The Trafford Air Quality Management Area identifies where air quality will not reach the national health based objectives. Trafford and the 9 other Greater Manchester Authorities published their Air Quality Action Plan, which sets out how the conurbation will improve air quality. The plan is mainly concerned with tackling transport related emissions, and is closely tied to the Local Transport Plan for Greater Manchester.

Water

14.20 A Strategic Flood Risk Assessment for Greater Manchester was published in August 2008 and identified broad flood risk arising from all sources within the sub-region, including Trafford. Detailed mapping was produced for river flood zones 2 (medium risk), 3a (high risk), 3b (functional floodplain) and 3 (with climate change). A map identifying the different types of Sustainable Drainage System which are appropriate in various parts of the sub-region was also produced.

14.21 Due to a number of data limitations in the sub-regional SFRA, in May 2009 Manchester, Salford and Trafford Councils commissioned further work in the form of a Level 2/Hybrid Strategic Flood Risk Assessment (SFRA). This detailed study, the first outputs from which were published in March 2010, provides an updated assessment of flood risk arising from rivers (including revised maps for the river flood zones) together with an assessment of flood risk from canals, sewers, surface water and groundwater.

14.22 The Manchester, Salford and Trafford Level 2/Hybrid SFRA comprises 4 volumes:-

- 1.1 User Guide
- 1.2 Level 1 Report
- 1.3 Level 2 Report
- 1.4 Maps

14.23 Key elements of relevance to Trafford include detailed outputs on flood risk arising from the Manchester Ship Canal, Bridgewater Canal, the River Mersey at Carrington and within Sinderland Brook catchment. A number of Critical Drainage Areas (CDAs) are also identified due to known surface water/sewer flooding issues. The User Guide provides technical advice on reducing runoff within CDAs and advises that Flood Risk Assessments (FRAs) will be required for developments within these areas on sites of 0.5 Hectares or above.

14.24 In accordance with national policy, the Manchester, Salford and Trafford Level 2/Hybrid SFRA will be used to assist in the application of the Sequential and Exception tests in identifying strategic locations and other development areas, and in determining planning applications. Information within the SFRA will also be of benefit in informing a range of other Council functions, including those identified in the Flood and Water Management Act 2010 and related Regulations.

14.25 Trafford has developed a Climate Change Adaptation Strategy setting out in more detail action planned over the next 10 years. It highlights opportunities for water efficiencies and reducing surface runoff. Stamford Brook with its wider more holistic approach to water management is a good example of SUDS.

14.26 In developing its strategic policies for flood risk, the Council has also had regard to the Environment Agency's North West River Basin Management Plan, the objectives of which will need to be achieved by 2015, and Catchment Flood Management Plans for the Upper Mersey and the Irwell.

14.27 Recognising the close hydrological and functional links with neighbouring authorities, the Council will continue to work with other AGMA districts, the Environment Agency, United Utilities and other stakeholders as required on documents such as Surface Water Management Plans, other flood risk/water management studies and strategies.

Which Objective(s) delivered by this Strategic Location/Policy	Reference Number(s)
Key Objective(s) of the SCS	SE7 PE5, PE6, PE7 BH3
Strategic Objective(s)	SO7
Place Objective(s)	TPO16, TPO17 OTO22, OTO23 STO19, STO20 URO14, URO15 MVO14 SAO20, SAO21 ALO25, ALO26 PAO18, PAO19 CAO22, CAO23

Table 3, Chapter 28 EXTRACT for Policy L5 ONLY (Change Ref – S300.47) (N.B Supersedes S.300.38 for policy L5)

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and How the Policy Will Be Monitored</u>
L5	Climate Change	Pollution and Climate Change Monitoring Section (Section 4.7) of the Annual Monitoring Report, National Indicators NI185, NI186, NI187, NI188 and NI189 and Building for Life National Standard for Well-designed Homes and Neighbourhoods.	<p><u>Policy Targets</u> Code for Sustainable Homes – Level 3, 2010 – Level 4, 2013 – Level 6, 2016. CO2 emissions – ??% reduction for major developments across the Borough.</p>
			<p><u>Monitoring</u> Existing indicators (SP3 & 4) to be drawn from the Pollution & Climate Change Section of the AMR (drawing from National Indicators) to record emissions change data. New indicator to be drawn from the planning and building control development management systems to determine the proportion of development approvals compliance or otherwise with the targets (drawing on the Building for Life National Standard for Well Designed Homes & Neighbourhood Report). New indicator to be drawn from Carbon Budget Statements to determine the percentage reduction achieved by all the major developments permitted and built across the Borough.</p>
L5 S300.47	Climate Change	<p><u>Pollution and Climate Change Monitoring Section (Section 4.7) of the Annual Monitoring Report, National Indicators NI185, NI186, NI187, NI188 and NI189 Reporting of Greenhouse Gas Emissions by Local Authorities, monitoring of annual data published by Dept of Energy & Climate Change and Building for Life National Standard for Well-designed Homes and Neighbourhoods.</u></p>	<p><u>Policy Targets</u> Code for Sustainable Homes – Level 3, 2010 – Level 4, 2013 – Level 6, 2016. Minimum 40% regulated CO2 <u>Carbon emissions reduction targets of up to 5% – 15% are required for large developments in the Borough where opportunities exist to connect to low/zero carbon energy generating infrastructure</u> Low Carbon Growth Areas.</p>
			<p><u>Monitoring</u> Existing indicators (SP3 & 4) to be drawn from the Pollution & Climate Change Section of the AMR (drawing from National Indicators) to record</p>

Policy	Policy Title	Publication Text of Table 3, Chapter 28 – How the Policy will be Monitored.	<u>Policy Targets and</u> How the Policy Will Be Monitored
			<p><u>emissions change data.</u> <u>New indicators to be drawn from the Carbon Budget Statement and planning and building control development management systems to determine the proportion of development approvals which are able to deliver the potential reduction targets</u> compliance or otherwise with the targets <u>(drawing on the Building for Life National Standard for Well Designed Homes & Neighbourhood Report).</u></p>

Suggested Changes S300.120 and S300.123

W1 - ECONOMY

8.24 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.

In addition to the above list the Council will support the development of land at Davenport Green where proposals come forward in accordance with Policy R4 (at R4.3 and R4.4).

W1.4 Table W1 **sets out an indicative minimum figure** shows for the amount of land proposed for **a range of** employment development, **by** within these places, **over the plan period.** **The land supply figures in Table W1 include the** ~~It includes~~ 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. ~~Some~~ 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 and at Davenport Green where it meets the criteria of Policy R4.4**~~supports existing employment uses and employment regeneration initiatives.~~

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 ~~which is ancillary to existing or proposed employment uses~~ 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** with office development ~~which is ancillary to existing or proposed employment uses~~, 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, ~~primarily for B2 and B8 uses.~~

W1.9 Policy R4 identifies land at Davenport Green for an exemplar, very high quality B1 business / office development in the event that it satisfies all criteria in Policy R4.4.

W1.10 Employment development in the other places identified will be detailed in Policy W2 or through each individual Strategic Location.

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 other than development which accords with Policy R4)~~ 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 non employment uses** ~~for the redevelopment of~~ **on** unallocated employment sites, **sites outside of the Strategic Locations and employment places identified in W1.3** ~~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
Policy W1 Allocation Total	59	68	63	190

* **Davenport Green - In the event that development proposals come forward at Davenport Green in accordance with Policy R4 (at R4.3 and R4.4) such new employment development provided by that proposal will be in addition to that set out in the table above.**

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

- 8.25 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.
- 8.26 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.
- 8.27 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.
- 8.28 Other key growth sectors such as retail, commercial leisure and hotels and waste management facilities are covered in Policies L6, W2 and R6.
- 8.29 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.~~

- 8.30 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.
- 8.31 Due to an insufficient amount of sites within or on the edge of town centres required to meet the identified need for office uses, the Council considered further locations outside of the town centres in line with national and regional guidance. This led to the identification of the foci for office development to be as set out in Policy W1.5.**
- 8.32 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.**
- 8.33 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.
- 8.34 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.
- 8.35 In addition to the New Employment Development figures set out in Table W1, Policy R4 identifies land at Davenport Green for an exemplar, very high quality B1 business / office development in the event that it is needed to support approved development proposals at Airport City or MediPark at 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. Until such time as proposals emerge which satisfy all criteria of Policy R4.4, the land is protected as Countryside, outside the Green Belt.**
- 8.36 Outside the Strategic Locations, **the land identified in Policy R4.3** and those **sites** 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.

8.37 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.

8.38 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.

PPS4 Testing

~~18.13 The Council has assessed the need for the development of further B1 office accommodation in the borough in the period to 2026. The analysis undertaken concludes that significant growth in the demand for B1 office accommodation can be expected in the plan period. This is due to a predicted significant growth in financial, business services and intensive knowledge based industries. The need identified ranges from 143,000-181,000 sq metres (gross).~~

~~18.14 The Council has assessed the potential to accommodate some or all of this need on sites within or on the edge of the Borough's four town centres. The analysis has shown that town centre sites / edge of centre sites are capable of accommodating c.27,000 sq metres of accommodation.~~

~~18.15 This means that in order for the borough to realise its economic regeneration objectives, land outside of town centres must be released for B1 Office development. A range of sites have been identified and assessed having regard to Planning Policy Statement 4.~~

~~18.16 Outside town centres, the main areas identified for additional office development in the Core Strategy are Pomona and Wharfside. Development in both of these areas will result of the development of previously developed land (in Pomona's case a long standing derelict site), will provide significant employment opportunities (in Wharfside's case in particular, it will support the expansion of Mediacity:uk), will allow for increased investment in the area and will support social inclusion as they are closely linked to the deprived areas of Old Trafford and Ordsall in Salford. These two locations are also within the Regional Centre which is a key focus for office development.~~

~~18.17 Some office development in Trafford Park Core, the Trafford Centre Rectangle, Carrington and Broadheath is appropriate as it will involve previously developed land, can be linked to existing employment uses and, to varying degrees, can promote social inclusion.~~

Which Objective(s) delivered by this Strategic Location/Policy	Reference Number(s)
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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

Suggested Change S300.121

24. 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 ~~PPG2~~ **national guidance**, where the proposal does not prejudice the primary purposes of the Green Belt set out in ~~PPG2~~ **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~~ **proposals for development of the land will deliver an exemplar, very** high quality, ~~deliverable and~~, sustainable B1 business/office employment related development **which satisfies the criteria set out in Policy R4.4.**

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~~ **It is needed** ~~a need for such development~~ to support ~~the future expansion of approved development proposals at~~ Airport City or **for a MediPark at the University Hospital South Manchester** (the MediPark) 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** ~~all relevant policies within PPS4 or its successor;~~

- 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 other relevant 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:

- (a) Richest soils located south of Carrington Moss (Settled Sandlands) for agricultural purposes, and
- (b) Pastoral 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:

- (a) Replace the existing agricultural use;
- (b) Have a detrimental impact on the existing ecology and landscape of the area; and,
- (c) 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:

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

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

- (a) Required in connection with agriculture or forestry; or
- (b) Proposed for agricultural diversification in accordance with national guidance and other Policies in the Development Plan for Trafford; and,
- (c) 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 PPG2 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 PPG2~~ 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 ~~within the first three categories of appropriate development listed in paragraph 3.4 of PPG2~~ **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 prescribed in paragraphs 2.11 and 3.4 of PPG2, 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.~~

~~24.9 **PPG2 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. **Annex B of PPG2 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."~~

~~24.10 Paragraph 26 of PPS7 recognises that there are areas of countryside around urban areas that are outside of Green Belt designation, that are valued highly locally, are important to those who live [in urban areas] provide the nearest and accessible countryside for urban residents.~~

~~24.13 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.~~

~~24.14 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 PPS4 and will therefore ensure that such a proposal will not undermine sub regional priorities.~~

24.15 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.

24.11 The Council will support the development of the land at Davenport Green in the circumstances outlined in this Policy. These proposals could come forward in the Plan period therefore it is not appropriate to consider designating the land as Safeguarded land but protection against development is required until such time as proposals emerge which satisfy all criteria of Policy R4.4. This is due to the uncertainty/fluidity which exists at the date of the Plan in relation to the development of Airport City or the MediPark proposals at the University Hospital South Manchester. Davenport Green is well positioned to support such development, however the timing of any such support has not yet been determined.

24.12 By protecting the land as Countryside the Council is maintaining its approach to delivering a balance of growth and regeneration which is consistent with the thrust of the Government's "Plan for Growth" document and the duty incumbent upon local planning authorities to work with developers.

24.13 The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with national guidance.

24.14 It is recognised that there are areas of countryside around urban areas that are highly valued locally, are important to those who live in nearby urban areas and provide the nearest and accessible countryside for those urban residents. Accordingly, any development meeting the criteria of Policy R4.4 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 Consistent with all other Policies there is a requirement for development at Davenport Green to be in accordance with all other relevant 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 PPS7 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 PPG2- National guidance.

24.18The 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.

24.19Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with **National guidance** such as ~~PPG2, PPS7~~ and SPDs, where relevant.

Other Protected Open Land

24.20The areas of protected open land detailed in R4.76 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.

24.21The 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.

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

Appendix B - Council's Minor Changes

The Change Reference indicated in the schedule below indicates the stage of the examination at which the intended change was identified. A pre-fix of 100 denotes a change arising from the Council's response to the Inspector's Preliminary Note [CD12.2]; pre-fix 200 denotes a change arising from the Inspector's Matters, Issues and Questions [CD 12.5] and pre-fix 300 refers to a change arising from the examination Hearing sessions. Text highlighted **bold and underlined** details new text; text scored through is text that should be deleted.

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
100.02	Page 27 New Altrincham Place Objective AL07	New Altrincham Place Objective	<u>To maximise the potential of the Norman Road site to help meet Trafford's housing needs and create a high quality sustainable residential-mixed use development in this area.</u> Please note that all subsequent ALO references will increase by one. See Table 1 below for details.	To clarify the position in relation to the proposed future numbering of the Altrincham Place Objectives.
100.03	Page 60 paragraph 8.79	An Ecological Assessment and Survey(s) will be expected to be undertaken to determine the potential impact of the proposal on any habitats and sites of, nature conservation and biological and ecological importance. It will also be expected to produce an	An Ecological Assessment and Survey(s) will be expected to be undertaken to determine the potential impact of the proposal on any habitats and sites of, nature conservation and biological and ecological importance. It will also be expected to produce an Environmental Assessment to determine	To correct a typo in the "Trafford Core Strategy: Proposed Minor Changes" Document [CD 6.1.2].

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		Environmental Assessment to determine the impact of the development on factors including air pollution and noise.	the impact of the development on factors including air pollution and noise. <u>A further Habitat Regulations Assessment will be carried out as part of the Carrington Area Action Plan to assess any effects that could arise from potential atmospheric pollution and recreational pressure on the Manchester Mosses Special Area of Conservation (SAC).</u>	
200.06	Page 34 Paragraph 8.6More details of the process of selecting the 5 proposed Strategic Locations is set out in the accompanying Technical Note.More details of the process of selecting the 5 proposed Strategic Locations is set out in the accompanying Technical Note <u>on Strategic Locations and Sites Selection (March 2010).</u>	To clarify the Technical Note referred to.
200.09	Page 42 (SL2.6)	Uses classified in PPS25 as being More Vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3; and	Delete and re-number subsequent paragraphs accordingly.	For consistency
200.11	Page 51 Paragraph SL4.5 4 th bullet point	The re-routing, through the site, of local public transport provision;	The re-routing, through the site, of local public transport provision;	For accuracy
200.12	Page 56 Paragraph SL5.4	Contributions towards scheme(s) to mitigate the impact of traffic generated by the development on	Contributions towards scheme(s) to mitigate the impact of traffic generated by the development on the Strategic,	For clarity

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
	2 nd bullet point	the Strategic, Primary and Local Road Networks;	Primary and Local Road Networks = <u>these include public transport and highway infrastructure schemes;</u>	
200.15	Page 63 paragraph L1.7, third bullet point	Thirdly other such land outside the Regional Centre and Inner Areas that can be shown to be of benefit to the achievement of the wider Plan objectives set out in Section B.	Thirdly other such land outside the Regional Centre and Inner Areas that can be shown to be of benefit to the achievement of the wider Plan objectives set out in Section B <u>Chapters 4 and 5 of this Plan.</u>	To correct a typographical error.
200.16	Page 63 Implementation Mechanism s paragraph	"Implementation generally will be through private sector and RSL development. Other significant sites within the Strategic Locations identified in this Core Strategy and elsewhere in the Borough will be allocated in a Land Allocations Plan and/or Area Action Plans. Other sites will be delivered through the planning application process taking account of the development monitoring arrangements set out in this policy.	"Implementation generally will be through private sector and RSL development. Other Significant <u>development</u> sites within the Strategic Locations identified in this Core Strategy and elsewhere in the Borough <u>Inner Area and South City Region, constituting the majority of the provision proposed in Table L1,</u> will be allocated <u>identified</u> in a <u>the</u> Land Allocations Plan and/or Area Action Plans. Other sites <u>Many of these sites will be smaller than identified through the Land Allocations DPD and delivered through the planning application process, taking account of the development monitoring arrangements set out in this policy."</u>	For clarity
200.28	Page 82 Paragraph L4.5	The Council will seek to secure the development of a high quality integrated public transport network	The Council will seek to secure <u>improvements to the frequency and reliability of the public transport</u>	For clarity.

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		that will encourage and promote:	<u>network and support further development</u> the development of a high quality integrated public transport network <u>where possible,</u> that will encourage and promote:	
300.02	Page 11 Urmston Spatial Profile First key issue	Sufficient opportunities exist for young people;	Sufficient opportunities <u>should be provided</u> exist for young people;	For clarity
300.07	Page 37 Policy SL1.3	The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD. Specifically the character and appearance of the proposed development will need to reflect the existence of the residential permission. In the event that this extant permission is not implemented, and that subsequent residential development proposals cannot be justified in PPS25 terms, the remaining elements of the scheme will be required to adopt similar design principles.	The site specific implications of this proposal will be detailed and identified in the Land Allocations DPD. <u>The design of development proposals in this Location should reflect its Regional Centre status, with a high density, high-rise built form.</u> Specifically the character and appearance of the proposed development will need to reflect the existence of the residential permission. In the event that this extant permission is not implemented, and that subsequent residential development proposals cannot be justified in PPS25 terms, the remaining elements of the scheme will be required to adopt similar design	For clarity

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			principles.	
300.29	Policy W2 Page 117		Planning permission now exists for the development of a Tesco superstore with a gross internal floorspace of 15,500m² adjacent to Stretford Leisure Centre.	To remove unnecessary repetition
300.32	SL4 Implementation Table (item 7)	Extension of Metrolink to Trafford Park/or some alternative form of public transport	Extension of Metrolink to through Trafford Park/or some alternative form of public transport	For accuracy
300.33	Para 22.2		<u>Guidance is also set out in the Development Management Application Validation checklist on the appropriate details to include in a supporting statement to meet Policy R2.1</u>	For clarity
300.39	Paragraph 27.16	In addition to the NGP fund the authority is also working with other agencies such as the Homes and Communities Agency, the North West Development Agency and the Highways Agency to identify other potential sources of public sector funding that can assist in delivering the schemes important to the development of higher growth levels.	In addition to the NGP fund the authority is also working with other agencies such as the Homes and Communities Agency, the North West Development Agency and the Highways Agency to identify other potential sources of public sector funding that can assist in delivering the schemes important to the development of higher growth levels.	To reflect the future status of the NWDA.
300.44	Para. 27.16, p.150.	Para. 27.16 In addition to the NGP fund the authority is also working with other	Para. 27.16 In addition to the NGP f Regional Growth Fund the authority is also	To reflect the future status of the NWDA.

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		agencies such as the Homes and Communities Agency, the North West Development Agency and the Highways Agency to identify other potential sources of public sector funding that can assist in delivering the schemes important to the development of higher growth levels.	working with other agencies such as the Homes and Communities Agency, the North West Development Agency and the Highways Agency to identify other potential sources of public sector funding that can assist in delivering the schemes important to the development of higher growth levels.	
300.45	Policy SL3, page 46.	<p>8.52 In March 2010, the Council was minded to approve an application for the development of a 15,500 sq m (GIA) superstore on land at this location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.</p> <p>8.53 In September 2010, the Council granted planning permission for the development of a 15,500 sq m (GIA) superstore on land at this location.</p>	<p>8.52 In March 2010, the Council was minded to approve an application for the development of a 15,500 sq m (GIA) superstore on land at this location. The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.</p> <p>In September 2010, the Council granted planning permission for the development of a 15,500 sq m (GIA) superstore on land at this location.</p>	Removal of repeated statement.
300.50	Introduction Page 1, 2 & 3	8.1 In September 2004, the Planning and Compulsory Purchase Act came into effect and changed the planning	4.1 In September 2004, the Planning and Compulsory Purchase Act came into effect and changed the planning system	To amend text that is now out of date with consequential changes to the paragraph

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		<p>system requiring each Council to replace its existing land use development plan with a new "spatial" development plan – the Local Development Framework.</p> <p>What Is The Local Development Framework?</p> <p>8.2 The Local Development Framework (LDF) will be made up of a "portfolio" of documents that in combination deal with the spatial issues that will affect the Borough over the next 15 years. That means that it will address spatial planning issues such as where new houses should be built; where new businesses and jobs should be located and developed; what improvements should be made to transport and community infrastructure to service this new development; and the areas that should be safeguarded from development and improved for recreation and</p>	<p>requiring each Council to replace its existing land use development plan with a new "spatial" development plan – the Local Development Framework.</p> <p>What Is The Local Development Framework?</p> <p>4.2 The Local Development Framework (LDF) will be made up of a "portfolio" of documents that in combination deal with the spatial issues that will affect the Borough over the next 15 years. That means that it will address spatial planning issues such as where new houses should be built; where new businesses and jobs should be located and developed; what improvements should be made to transport and community infrastructure to service this new development; and the areas that should be safeguarded from development and improved for recreation and environmental reasons.</p>	<p>numbers.</p>

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		<p>environmental reasons.</p> <p>What Is The Core Strategy?</p> <p>8.3 The Core Strategy is the first Development Plan Document (DPD) to be prepared in Trafford under the new planning system. It outlines the Council's vision for the sort of place we want Trafford to be in the period up to 2026, and how we envisage managing the change necessary to achieve this vision. It establishes a balance between growth, regeneration and environmental protection / improvement.</p> <p>8.4 The Core Strategy provides the strategic framework against which decisions about the use of land can be planned. It does not restate national planning guidance, but instead provides the local expression of these higher level strategies. Together with relevant national and local guidance, it will be the</p>	<p>What Is The Core Strategy?</p> <p>1.3 The Core Strategy is the first Development Plan Document (DPD) to be prepared in Trafford under the new planning system. It outlines the Council's vision for the sort of place we want Trafford to be in the period up to 2026, and how we envisage managing the change necessary to achieve this vision. It establishes a balance between growth, regeneration and environmental protection / improvement.</p> <p>1.4 The Core Strategy provides the strategic framework against which decisions about the use of land can be planned. It does not restate national planning guidance, but instead provides the local expression of these higher level strategies. Together with relevant national and local guidance, it will be the starting point for determining planning applications. Applications for development, submitted following the adoption of the Core Strategy, but prior to the adoption of the Land Allocations DPD and other such DPDs, need not</p>	

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		<p>starting point for determining planning applications. Applications for development, submitted following the adoption of the Core Strategy, but prior to the adoption of the Land Allocations DPD and other such DPDs, need not necessarily be deemed premature, providing that the proposed development is in accordance with all relevant aspects of the Core Strategy.</p> <p>8.5 The Core Strategy sets a monitoring and implementation framework that will be kept up to date. This will measure the effectiveness of the policies in the LDF, and will signal if any changes need to be made to any of the policies to enable the vision to be delivered.</p> <p>What Stage Have We Reached?</p> <p>8.6 This document is the Publication version of</p>	<p>necessarily be deemed premature, providing that the proposed development is in accordance with all relevant aspects of the Core Strategy.</p> <p>1.5 The Core Strategy sets a monitoring and implementation framework that will be kept up to date. This will measure the effectiveness of the policies in the LDF, and will signal if any changes need to be made to any of the policies to enable the vision to be delivered.</p> <p>What Stage Have We Reached?</p> <p>1.6 This document is the Publication version of Trafford's Core Strategy and has been produced following extensive public consultation, evidence gathering,</p>	

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		<p>Trafford's Core Strategy and has been produced following extensive public consultation, evidence gathering, sustainability appraisal and joint working with neighbouring authorities and key agencies.</p> <p>8.7 Given the current uncertainty associated with the status of Regional Spatial Strategy (RSS), this Plan has been considered fully to assess the extent to which it contains policies that seek to rely on RSS Policies. Where RSS Policies continue to have particular relevance to Trafford, this Core Strategy seeks to adapt and incorporate elements of those policies that the Council wishes to see maintained at the local level. Once further clarity has been provided by CLG, the Council will give consideration as to whether any further amendments are needed to the Plan and what action would be required to</p>	<p>sustainability appraisal and joint working with neighbouring authorities and key agencies.</p> <p>1.7 Given the current uncertainty associated with the status of Regional Spatial Strategy (RSS), this Plan has been considered fully to assess the extent to which it contains policies that seek to rely on RSS Policies. Where RSS Policies continue to have particular relevance to Trafford, this Core Strategy seeks to adapt and incorporate elements of those policies that the Council wishes to see maintained at the local level. Once further clarity has been provided by CLG, the Council will give consideration as to whether any further amendments are needed to the Plan and what action would be required to give effect to those changes.</p> <p>1.8 This Plan has been prepared for consultation prior to submission to the Secretary of State for Examination by an Independent Inspector. You are therefore invited to consider the contents of this document and supporting documents and submit details of any changes that you consider are needed,</p>	

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		<p>8.8 give effect to those changes. This Plan has been prepared for consultation prior to submission to the Secretary of State for Examination by an Independent Inspector. You are therefore invited to consider the contents of this document and supporting documents and submit details of any changes that you consider are needed, together with an explanation as to why you consider these changes are necessary to make it "sound", prior to the Submission of the Core Strategy to the Secretary of State. It should be noted that the Inspector is not obliged to consider any previous representations that have been made in respect of this Plan. You are urged, therefore, to re-state any previously submitted representations that, in your view, remain valid and that you wish the Inspector to consider.</p>	<p>together with an explanation as to why you consider these changes are necessary to make it "sound", prior to the Submission of the Core Strategy to the Secretary of State. It should be noted that the Inspector is not obliged to consider any previous representations that have been made in respect of this Plan. You are urged, therefore, to re-state any previously submitted representations that, in your view, remain valid and that you wish the Inspector to consider. Comments should be submitted to the Strategic Planning and Developments Team no later than 1st November 2010.</p> <p>1.9 The Core Strategy is scheduled for Adoption in late 2011.</p>	

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		<p>Comments should be submitted to the Strategic Planning and Developments Team no later than 1st November 2010.</p> <p>8.9 The Core Strategy is scheduled for Adoption in late 2011.</p> <p>The Document Structure</p> <p>8.10 Part A of the Plan sets the context within which this Plan is set. It provides a profile of Trafford and its "places". Having identified the key places and issues that characterise Trafford, the Core Strategy Vision is set out, followed by a number of Strategic Objectives and Place Objectives. The Core Strategy Vision is the spatial expression of the Trafford Partnership's Sustainable Community Strategy and signals what this Core Strategy is seeking to achieve in Trafford up to 2026.</p>	<p>The Document Structure</p> <p>4.10 Part A of the Plan sets the context within which this Plan is set. It provides a profile of Trafford and its "places". Having identified the key places and issues that characterise Trafford, the Core Strategy Vision is set out, followed by a number of Strategic Objectives and Place Objectives. The Core Strategy Vision is the spatial expression of the Trafford Partnership's Sustainable Community Strategy and signals what this Core Strategy is seeking to achieve in Trafford up to 2026.</p> <p>4.11 The Strategic Objectives together with the Place Objectives form the link between the high level Vision and the Delivery Strategy.</p> <p>4.12 Part B of the Plan provides the</p>	

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		<p>8.11 The Strategic Objectives together with the Place Objectives form the link between the high level Vision and the Delivery Strategy.</p> <p>8.12 Part B of the Plan provides the Delivery Strategy, beginning with the Key Diagram (which provides a visual representation of the Vision and Objectives), followed by the Strategic Locations and Core Policies. Combined, these elements demonstrate how the Vision and Objectives will be achieved over the life-time of the Plan.</p> <p>8.13 Part C covers the management of the Plan and sets out the Implementation framework and a Monitoring mechanism to ensure the Core Strategy is delivering its objectives.</p> <p>8.14 The Core Strategy is supported by a</p>	<p>Delivery Strategy, beginning with the Key Diagram (which provides a visual representation of the Vision and Objectives), followed by the Strategic Locations and Core Policies. Combined, these elements demonstrate how the Vision and Objectives will be achieved over the life-time of the Plan.</p> <p>4.13 Part C covers the management of the Plan and sets out the Implementation framework and a Monitoring mechanism to ensure the Core Strategy is delivering its objectives.</p> <p>4.14 The Core Strategy is supported by a comprehensive evidence base, which can be found listed in the Core Documents' List. It has also been subject to an independent Sustainability Appraisal that is available as a separate document. Further details of the appraisal process and the outcomes can be found in the accompanying document "Sustainability Appraisal of Trafford's Core Strategy".</p> <p><u>What Is The Core Strategy?</u> <u>1.1 The Trafford Core Strategy is part of the Local Development Framework</u></p>	

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		<p>comprehensive evidence base, which can be found listed in the Core Documents' List. It has also been subject to an independent Sustainability Appraisal that is available as a separate document. Further details of the appraisal process and the outcomes can be found in the accompanying document "Sustainability Appraisal of Trafford's Core Strategy".</p> <p>Sustainability Appraisal</p> <p>8.15 During its preparation, the Trafford Core Strategy has been subject to a Sustainability Appraisal (SA) as an ongoing process. The overall approach used is based on the process set out in the Government's guidance on Sustainability Appraisal (November 2005) and has been conducted in line with the requirements of the Strategic Environmental Assessment (SEA)</p>	<p><u>(LDF) for the Borough, and it has been prepared in accordance with the Planning and Compulsory Purchase Act 2004. The LDF will replace the Revised Trafford Unitary Development Plan as the local plan to guide development over the next 15 years and beyond. The Core Strategy, in specific, will provide the strategic framework against which decisions about the use of land can be planned.</u></p> <p><u>1.2 The Core Strategy provides the overall spatial strategy for the LDF. It sets out what change is necessary, where and when, and how it is going to be managed and delivered. It establishes a balance between growth, regeneration and environmental protection and improvement to ensure that Trafford becomes a place where people want to live, learn, work and relax, in the period up to 2026 and beyond.</u></p> <p><u>1.3 The Core Strategy Spatial Profile identifies the land use and development issues facing Trafford up to 2026 and considers the range of social, economic and environmental</u></p>	

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		<p>Regulations.</p> <p>8.16 The Sustainability Appraisal process concluded that the Core Strategy Vision, Objectives and Delivery Strategy have the potential to deliver a wide range of social, environmental and economic benefits.</p> <p>Habitat Regulations Assessment</p> <p>8.17 The Core Strategy has also been subject to a Habitat Regulations Assessment (HRA) Screening Report as required under European and Domestic regulations. Further details can be found in the accompanying document "Habitat Regulations Assessment - Screening Report". As a result of this report, a more detailed Assessment was undertaken on the possible effects development within the Strategic Locations and the Core Policies may have on the Manchester Mosses</p>	<p><u>characteristics of the Borough. The Core Strategy provides the local spatial expression of national planning policies and of the Trafford Sustainable Community Strategy (SCS) for the Borough. It has also been developed to reflect the priorities of other local plans and strategies of the Council and its partners.</u></p> <p><u>1.4 The Vision sets down the framework for a more sustainable Borough. The Strategic Objectives together with the Place Objectives form the link between the Vision and the Delivery Strategy and need to be met if the Vision is to be realised. The Delivery Strategy, including the Key Diagram, Strategic Locations and Core Policies demonstrate how the Vision and Objectives will be achieved. Finally, the implementation framework sets out a monitoring mechanism to ensure the Core Strategy is delivering its objectives and addressing the identified issues.</u></p> <p>Sustainability Appraisal</p>	

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		<p>SAC.</p> <p>8.18 This Assessment concluded that, providing mitigating plans, policies and strategies are adopted and implemented appropriately through the development management process, development within the identified areas could proceed without harm being caused to the special interest of the Manchester Mosses Special Conservation Area (SAC). It is recognised that the implementation of such plans, policies and strategies may restrict the scale and type of development brought forward in the identified Locations, but that it is not justifiable to restrict development <i>per se</i> in these areas</p> <p>Evidence Base</p> <p>8.19 In preparing this document we have used the most up to date information available and have commissioned</p>	<p>1.45 During its preparation, the Trafford Core Strategy has been subject to a Sustainability Appraisal (SA) as an ongoing process. The overall approach used is based on the process set out in the Government's guidance on Sustainability Appraisal (November 2005) and has been conducted in line with the requirements of the Strategic Environmental Assessment (SEA) Regulations.</p> <p>1.46 The Sustainability Appraisal process concluded that the Core Strategy Vision, Objectives and Delivery Strategy have the potential to deliver a wide range of social, environmental and economic benefits.</p> <p>Habitat Regulations Assessment</p> <p>1.47 The Core Strategy has also been subject to a Habitat Regulations Assessment (HRA) Screening Report as required under European and Domestic regulations. Further details can be found in the accompanying document "Habitat Regulations Assessment - Screening Report". As a result of this report, a more detailed Assessment was undertaken on</p>	

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		<p>research and a number of surveys to complement existing information. This evidence gathering is an on-going process and will be used to inform and update the LDF. A list of the documents used to support this Core Strategy can be found in the Core Documents' List, which is available on the Council's website.</p>	<p>the possible effects development within the Strategic Locations and the Core Policies may have on the Manchester Mosses SAC.</p> <p>1.48 This Assessment concluded that, providing mitigating plans, policies and strategies are adopted and implemented appropriately through the development management process, development within the identified areas could proceed without harm being caused to the special interest of the Manchester Mosses Special Conservation Area (SAC). It is recognised that the implementation of such plans, policies and strategies may restrict the scale and type of development brought forward in the identified Locations, but that it is not justifiable to restrict development <i>per se</i> in these areas</p> <p>Evidence Base</p> <p>1.49 In preparing this document we have used the most up to date information available and have commissioned research and a number of surveys to complement existing information. This evidence gathering is an on-going</p>	

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			process and will be used to inform and update the LDF. A list of the documents used to support this Core Strategy can be found in the Core Documents' List, which is available on the Council's website.	
300.58	8.10	The Strategic Locations and other development areas have been subject, firstly to a sequential test and, secondly, where necessary, to an exceptions test, as required by PPS25 on Flood Risk.	The Strategic Locations and other development areas have been subject, firstly to a sequential test and, secondly, where necessary, to an exceptions test, as required by PPS25 national guidance on Flood Risk.	To ensure that references to national policy does not become outdated.
300.59	SL1.7	<u>Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	<u>Uses classified in PPS25 national guidance as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	To ensure that references to national policy does not become outdated.
300.61	8.30	The Sequential Testing of the Strategic Locations, <u>which was</u> undertaken in accordance with PPS25 <u>in March 2010</u> , does <u>did</u> not identify Pomona Island as a preferred location for residential development.	The Sequential Testing of the Strategic Locations, <u>which was</u> undertaken in accordance with PPS25 <u>national guidance in March 2010</u> , does <u>did</u> not identify Pomona Island as a preferred location for residential development.	To ensure that references to national policy does not become outdated.
300.62	SL2.4 Bullet point 5	<u>Uses classified in PPS25 as being more vulnerable to flooding such</u>	<u>Uses classified in PPS25 national guidance as being more vulnerable to</u>	To ensure that references to national policy does not

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		<u>as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	<u>flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3.</u>	become outdated.
300.63	8.40	Office development in this area is consistent with the Trafford Other Main Town Centre Uses Study which concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e.	Office development in this area is consistent with the Trafford Other Main Town Centre Uses Study which concluded that due to a low number of suitable and available sites in town centre locations, it may be necessary to consider further sites situated in other appropriate locations as defined in PPS4 Policy EC5.1e <u>national guidance</u> .	To ensure that references to national policy does not become outdated.
300.64	SL4.4 Bullet point 3	Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	Uses classified in PPS25 <u>national guidance</u> as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	To ensure that references to national policy does not become outdated.
300.65	SL5.4 Bullet point 1	Uses classified in PPS25 as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	Uses classified in PPS25 <u>national guidance</u> as being more vulnerable to flooding such as residential, certain leisure uses, healthcare and educational facilities must be located outside Flood Zone 3;	To ensure that references to national policy does not become outdated.

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300.66	10.2	PPS1, PPS3, PPG13, PPS25 provide the guiding principles for the location of new residential development and will be used in conjunction with this policy in determining applications for development.	PPS1, PPS3, PPG13, PPS25 National guidance provides the guiding principles for the location of new residential development and will be used in conjunction with this policy in determining applications for development.	To ensure that references to national policy does not become outdated.
300.67	10.10	The main outcome of the SFRA and associated Sequential Testing of the Strategic Locations, undertaken in accordance with PPS25, is that Pomona Island is not a preferred location for residential development. For this reason, neither this Policy nor Policy SL1 makes an allowance for this location to contribute towards the Council's housing land target, above what has already been permitted by way of the outstanding full planning permission for 546 residential units on part of Pomona which does not expire until May 2012.	The main outcome of the SFRA and associated Sequential Testing of the Strategic Locations, undertaken in accordance with PPS25 national guidance , is that Pomona Island is not a preferred location for residential development. For this reason, neither this Policy nor Policy SL1 makes an allowance for this location to contribute towards the Council's housing land target, above what has already been permitted by way of the outstanding full planning permission for 546 residential units on part of Pomona which does not expire until May 2012.	To ensure that references to national policy does not become outdated.
300.68	11.2	This Policy seeks to support the delivery of a balanced "housing offer" – providing the right quality and type of housing in the right places in line with PPS3 and taking account of the	This Policy seeks to support the delivery of a balanced "housing offer" – providing the right quality and type of housing in the right places in line with PPS3 national guidance and taking account	To ensure that references to national policy does not become outdated.

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		findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).	of the findings of the Trafford Housing Market Appraisal (2006), the Greater Manchester Strategic Housing Market Appraisal (2008), the Trafford Economic Viability Study (2009) and the policy statements and targets of the Trafford Housing Strategy (2009).	
300.69	11.19	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the "hot" and "moderate" market locations.	Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 <u>national guidance</u> minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the "hot" and "moderate" market locations.	To ensure that references to national policy does not become outdated.
300.70	L3.4 Bullet point 8	Developers will be required to locate uses classified in PPS25 as being 'more vulnerable' to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 <u>unless the relevant policy test set out within PPS25 can be met.</u>	Developers will be required to locate uses classified in PPS25 <u>national guidance</u> as being 'more vulnerable' to flooding such as residential, certain leisure uses, healthcare and educational facilities outside Flood Zone 3 <u>unless the relevant policy test set out within PPS25 national guidance can be met.</u>	To ensure that references to national policy does not become outdated.
300.71	L3.5 Bullet point 3	Locate vulnerable uses such as those identified in PPS25 outside of the areas identified as Flood Zone 3	Locate vulnerable uses such as those identified in PPS25 <u>national guidance</u> outside of the areas identified as Flood	To ensure that references to national policy does not become outdated.

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		<u>unless the relevant policy test set out within PPS25 can be met.</u>	Zone 3 <u>unless the relevant policy test set out within PPS25 national guidance can be met.</u>	
300.72	13.2	PPG13 seeks to integrate planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices both for carrying people and for moving freight.	PPG13 <u>National guidance</u> seeks to integrate planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices both for carrying people and for moving freight.	To ensure that references to national policy does not become outdated.
300.73	13.18	The promotion of the Manchester Ship Canal as a sustainable transport route is consistent with PPG13 regarding the protection, improvement and development of the water transport network.	The promotion of the Manchester Ship Canal as a sustainable transport route is consistent with <u>PPG13 national guidance</u> regarding the protection, improvement and development of the water transport network.	To ensure that references to national policy does not become outdated.
300.74	13.20	Proposals for developments which are likely to have a significant transport impact <u>(as defined in PPG13)</u> will be required to include a Transport Assessment.	Proposals for developments which are likely to have a significant transport impact <u>(as defined in PPG13 national guidance)</u> will be required to include a Transport Assessment.	To ensure that references to national policy does not become outdated.
300.75	13.22	National parking guidance and policy is currently provided in PPS11, PPG13 and PPS3.	National parking guidance and policy is currently provided in PPS11, PPG13 and PPS3 <u>national guidance.</u>	To ensure that references to national policy does not become outdated.
300.76	14.4	The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. The Supplement to	The justification to set local CO2 emissions reduction targets is detailed in national, sub-regional and local documents. The Supplement to PPS4	To ensure that references to national policy does not become outdated.

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		PPS1 sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.	National guidance sets out the guidance for local authorities to identify the potential for renewable and low carbon technologies and to set local requirements for decentralised energy supply within Development Plan Documents.	
300.77	14.16	PPS1 states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution.	PPS1 National guidance states that planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation and distribution.	To ensure that references to national policy does not become outdated.
300.78	16.2	High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in PPS1.	High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in PPS1 national guidance .	To ensure that references to national policy does not become outdated.
300.79	16.5	To ensure minimal impact on the surrounding amenity of the area as detailed in PPS1 and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:	To ensure minimal impact on the surrounding amenity of the area as detailed in PPS1 national guidance and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:	To ensure that references to national policy does not become outdated.

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
300.80	16.6	In accordance with PPS 1 the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.	In accordance with PPS 1 <u>national guidance</u> , the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.	To ensure that references to national policy does not become outdated.
300.81	16.7	As detailed in PPS 1 and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced the potential for crime.	As detailed in PPS 1 <u>national guidance</u> and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced the potential for crime.	To ensure that references to national policy does not become outdated.
300.82	W2.14	Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4.	Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4 <u>national guidance</u> .	To ensure that references to national policy does not become outdated.
300.83	19.3	Where development is proposed outside of the identified centres, the Government Guidance expressed currently in PPS4, is clear that the development must be considered against the tests and policies set out in this statement.	Where development is proposed outside of the identified centres, the Government Guidance expressed currently in PPS4 <u>national guidance</u> , is clear that the development must be considered against the tests and policies set out in this statement.	To ensure that references to national policy does not become outdated.
300.84	21.2	The importance of protecting the	The importance of protecting the historic	To ensure that references to

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		historic environment is recognised in national and regional planning policy. PPS5 and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.	environment is recognised in national and regional planning policy. PPS5 National guidance and government circulars provide guidance on the identification and protection of listed buildings, conservation areas, and the historic environment.	national policy does not become outdated.
300.85	21.3	The following circulars should be read in conjunction with PPS5:	The following circulars should be read in conjunction with PPS5 national guidance :	To ensure that references to national policy does not become outdated.
300.85	21.3	The following circulars should be read in conjunction with PPS5:	The following circulars should be read in conjunction with PPS5 national guidance :	To ensure that references to national policy does not become outdated.
300.86	21.5	Planning Policy Statement 5 'Planning for the 'Historic Environment' replaces PPG15 and PPG16. PPS5 sets out a holistic approach to the management of the historic environment and heritage assets through the planning system. It comprises 12 key policies, supported by the PPS5 Historic Environment Planning Practice Guide produced by English Heritage.	Planning Policy Statement 5 'Planning for the 'Historic Environment' replaces PPG15 and PPG16. PPS5 National guidance sets out a holistic approach to the management of the historic environment and heritage assets through the planning system. It comprises 12 key policies, supported by the PPS5 Historic Environment Planning Practice Guide produced by English Heritage national guidance .	To ensure that references to national policy does not become outdated.
300.87	21.9	The Draft Heritage Protection Bill December 2008 states there will be a requirement PPS5 makes clear the importance for Local Authorities	The Draft Heritage Protection Bill December 2008 states there will be a requirement PPS5 National guidance makes clear the importance for Local	To ensure that references to national policy does not become outdated.

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		to provide Historic Environmental Records.	Authorities to provide Historic Environmental Records.	
300.88	21.25	Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with PPS5 local communities should have access to their local heritage evidence base.	Public access to the historic environment, both intellectual and physical, plays strongly into the local sense of place and place-making policy. In line with PPS5 <u>national guidance</u> local communities should have access to their local heritage evidence base.	To ensure that references to national policy does not become outdated.
300.89	22.3	National planning policy on the natural environment is set out in PPS9 and its accompanying guide and this seeks to ensure that biological and geological diversity are conserved and enhanced as part of sustainable development. PPS1 states Planning Authorities should enhance the environment as part of development proposals and policies should protect the wider countryside and the impact of development on landscape quality.	National planning policy on the natural environment is set out in PPS9 <u>national guidance</u> and its accompanying guide and this seeks to ensure that biological and geological diversity are conserved and enhanced as part of sustainable development. PPS1 <u>National guidance</u> states Planning Authorities should enhance the environment as part of development proposals and policies should protect the wider countryside and the impact of development on landscape quality.	To ensure that references to national policy does not become outdated.
300.90	23.4	The importance of GI cuts across many strategies. It is identified as 1 of 4 key elements of quality of place	The importance of GI cuts across many strategies. It is identified as 1 of 4 key elements of quality of place in the	To ensure that references to national policy does not become outdated.

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		<p>in the Government Strategy “World Class Places” (May 2009). PPS 1 Supplement also advocates the value of GI green infrastructure to “urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity and PPS9 highlights the importance of establishing networks of natural habitats.</p>	<p>Government Strategy “World Class Places” (May 2009). PPS 1 Supplement national guidance also advocates the value of GI green infrastructure to “urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity and PPS9 national guidance highlights the importance of establishing networks of natural habitats.</p>	
300.91	R4.2	<p>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 PPG2, where the proposal does not prejudice the primary purposes of the Green Belt set out in PPG2 by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.</p>	<p>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 PPG2 national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in PPG2 national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.</p>	To ensure that references to national policy does not become outdated.
300.92	24.2	<p>Within the Green Belt, development will be restricted to those uses that are deemed appropriate in the context of PPG2 and which maintain</p>	<p>Within the Green Belt, development will be restricted to those uses that are deemed appropriate in the context of PPG2 national guidance and which maintain openness.</p>	To ensure that references to national policy does not become outdated.

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		openness.		
300.93	24.5	National Green Belt planning policy guidance PPG2 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.	National planning guidance covering Green Belt planning policy guidance PPG2 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.	To ensure that references to national policy does not become outdated.
300.94	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 within the first three categories of appropriate development listed in paragraph 3.4 of PPG2 will be allowed in the "washed over" village settlements of Dunham Town, Dunham Woodhouses and Warburton.	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 within the first three categories of appropriate development listed in paragraph 3.4 of PPG2 covered by national guidance will be allowed in the "washed over" village settlements of Dunham Town, Dunham Woodhouses and Warburton.	To ensure that references to national policy does not become outdated.
300.95	24.7	In relation to the "washed over" village settlements of Warburton, Dunham Town and Dunham Woodhouses, parts of all three of	In relation to the "washed over" village settlements of Warburton, Dunham Town and Dunham Woodhouses, parts of all three of which are designated as	To ensure that references to national policy does not become outdated.

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		<p>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 prescribed in paragraphs 2.11 and 3.4 of PPG2, would adversely affect the character of these settlements.</p>	<p>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 prescribed in paragraphs 2.11 and 3.4 of PPG2, would adversely affect the character of these settlements.</p>	
300.96	24.8	<p>Supplementary Planning Documents will set out specific criteria in relation to new residential development, conversion of buildings and house extensions in the Green Belt. Planning applications on land within the Green Belt will more relevantly to be determined in accordance with PPG2, PPS4, and SPDs.</p>	<p>Supplementary Planning Documents will set out specific criteria in relation to new residential development, conversion of buildings and house extensions in the Green Belt. Planning applications on land within the Green Belt will more relevantly to be determined in accordance with PPG2, PPS4, and SPDs.</p>	<p>To ensure that references to national policy does not become outdated.</p>
300.97	24.9	<p>Guidance such as PPG2 states that Green Belt boundaries in development plans should be altered only exceptionally. The Regional Planning Body (4NW) has the ability to determine whether a proposed alteration to Green Belt is a local detailed boundary change and can therefore be determined through the LDF process. During the preparation</p>	<p>Guidance such as PPG2 states that Green Belt boundaries in development plans should be altered only exceptionally. The Regional Planning Body (4NW) has the ability to determine whether a proposed alteration to Green Belt is a local detailed boundary change and can therefore be determined through the LDF process. During the preparation of the Core Strategy 4NW</p>	<p>To ensure that references to national policy does not become outdated.</p>

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		of the Core Strategy 4NW has confirmed that the proposed alteration to the Green Belt at Davenport Green can be considered by way of the Trafford Core Strategy.	has confirmed that the proposed alteration to the Green Belt at Davenport Green can be considered by way of the Trafford Core Strategy.	
300.98	24.11	<u>PPG2 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.</u>	<u>PPG2 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.</u>	To ensure that references to national policy does not become outdated.
300.99	24.14	<u>The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with PPS4 and will therefore ensure that such a proposal will not undermine sub regional priorities.</u>	<u>The Policy requirements set out at R4.4 ensure the Policy's compliance not only with "Plan for Growth" but also with PPS4 national guidance and will therefore ensure that such a proposal will not undermine sub regional priorities.</u>	To ensure that references to national policy does not become outdated.
300.100	24.16	PPS7 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.	<u>PS7 National guidance</u> 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.	To ensure that references to national policy does not become outdated.
300.101	24.17	Therefore where agriculture in	Therefore where agriculture in Trafford	To ensure that references to

Change Ref	Publication Text Ref	Published Text (September 2010)	Suggested Changes	Reason for Change
		Trafford takes place within the Green Belt any appropriate agricultural diversification will be determined in line with PPG2.	takes place within the Green Belt any appropriate agricultural diversification will be determined in line with PPG2 . national guidance .	national policy does not become outdated.
300.102	24.19	Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with such as PPG2, PPS7 and SPDs, where relevant.	Applications for agricultural dwellings or buildings and for the removal of agricultural occupancy conditions will be determined in accordance with national guidance such as PPG2, PPS7 and SPDs, where relevant.	To ensure that references to national policy does not become outdated.
300.103	25.2	In accordance with PPG17 - Planning for Open space, Sport and Recreation, Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.	In accordance with PPG17 - Planning for Open space, Sport and Recreation , national guidance Trafford has assessed the needs of its population through separate assessments of open space, outdoor sports and leisure.	To ensure that references to national policy does not become outdated.
300.104	25.16	PPG 17 Annex states "every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based	PPG 17 Annex states "every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard."	To ensure that references to national policy does not become outdated.

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		provision standard."		
300.105	25.18	An unacceptable loss of open space, sport or recreation facilities is deemed to be that which leads to a loss in quantity which could not be replaced with an area of equivalent or better quality in a suitable location to meet present and predicted future demand. More detailed explanation is detailed in paragraphs 13 and 15 of Planning Guidance PPG 17.	An unacceptable loss of open space, sport or recreation facilities is deemed to be that which leads to a loss in quantity which could not be replaced with an area of equivalent or better quality in a suitable location to meet present and predicted future demand. More detailed explanation is detailed in paragraphs 13 and 15 of Planning Guidance PPG 17.	To ensure that references to national policy does not become outdated.
300.106	26.3	In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in PPS4: Planning for Sustainable Economic Growth and the Good Practice Guide on Planning for Tourism.	In the south of the Borough outside of Altrincham Town Centre, the existing cultural and tourism facilities and supporting developments such as farm diversification – cafes and working farms, will be protected and encouraged to improve the tourism offer and to encourage local transport movements to areas of quality recreational value and leisure, in line with government advice contained in PPS4: Planning for Sustainable Economic Growth and the Good Practice Guide on Planning for Tourism <u>national guidance.</u>	To ensure that references to national policy does not become outdated.
300.107	27.12	Regular liaison meetings take place	Regular liaison meetings take place with	To ensure that references to

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		<p>with the Environment Agency (EA) to identify and ensure that any flood risk issues which could affect the delivery strategy are addressed. Mitigation measures required to support the delivery strategy will be identified and prioritised in partnership with the EA and developers, to address the outputs of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment and the requirements of PPS25.</p>	<p>the Environment Agency (EA) to identify and ensure that any flood risk issues which could affect the delivery strategy are addressed. Mitigation measures required to support the delivery strategy will be identified and prioritised in partnership with the EA and developers, to address the outputs of the Manchester, Salford and Trafford Level 2/Hybrid Strategic Flood Risk Assessment and the requirements of PPS25 <u>national guidance</u>.</p>	<p>national policy does not become outdated.</p>

Table 1 - Proposed Change to Altrincham and Neighbouring Communities Objectives (Change Ref – 100.02)

Proposed	Existing	Place Objective	Strategic Objective
ALO1: ALO2: ALO3: ALO4: ALO5: ALO6: <u>ALO7:</u>	ALO1: ALO2: ALO3: ALO4: ALO5: ALO6: NEW	To manage effectively, high levels of residential development pressure. To maximise the provision of affordable units to meet the needs of the community. To protect and enhance the historic character, landscape and amenity of the area providing new units in keeping with this. To manage the potential impact of development on the urban fringes of the area. To limit new residential growth to meeting local needs, particularly for affordable housing, with general 'market housing' (in sustainable locations, well served by public transport) supporting local needs and regeneration priorities. To ensure that the local character of the area is not undermined by new residential development, particularly in terms of existing plot sizes. <u>To maximise the potential of the Norman Road site to help meet Trafford's housing needs and create a high quality sustainable residential-led mixed use development in this area</u>	SO1
<u>ALO8:</u> <u>ALO9:</u> <u>ALO10:</u> <u>ALO11:</u>	ALO7: ALO8: ALO9: ALO10:	To tackle anti-social behaviour resulting from the night-time economy in Altrincham. To improve the provision of youth facilities within this area. To secure opportunities for improved health care provision to meet the needs of local people. To improve the appearance and quality of green and open space for recreational purposes.	SO2
<u>ALO12:</u> <u>ALO13:</u> <u>ALO14:</u> <u>ALO15:</u>	ALO11: ALO12: ALO13: ALO14:	To ensure residents in Altrincham and neighbouring communities, especially Broomwood, have the skills and the ability to access jobs in Broadheath, Altrincham Town Centre and the Regional Centre. To consolidate and retain Broadheath as the principal location in the south of the Borough for industrial purposes. To continue to promote Altrincham as the Principal Town Centre and key economic driver, in terms of employment, retail and leisure opportunities. To manage the change of industrial land to other uses effectively, in order to protect economic/employment uses in the area.	SO3
<u>ALO16:</u>	ALO13:	To continue to promote Altrincham as the Principal Town Centre and key economic driver, in terms of its employment, retail and leisure opportunities.	SO4
<u>ALO17:</u> <u>ALO18:</u> <u>ALO19:</u> <u>ALO20:</u>	ALO16: ALO17: ALO18: ALO19:	To maximise the role of the Bridgewater Canal to provide new recreational and biodiversity opportunities. To maintain the Green Belt surrounding this area for agricultural and recreational purposes. To achieve more accessible greenspace in those parts of the area currently experiencing deficiency. To protect and enhance the linear green network and wildlife corridors, including that of the Bollin Valley, Brooks Drive and Timperley Brook.	SO5
<u>ALO21:</u> <u>ALO22:</u> <u>ALO23:</u> <u>ALO24:</u> <u>ALO25:</u>	ALO20: ALO21: ALO22: ALO23: ALO24:	To manage the high levels of congestion and improve the quality of public transport provision, particularly along the A56, the A560 and the A538. To secure improvements to the facilities at Altrincham Interchange. To manage the adverse impact of new development along main transport corridors on the highway infrastructure/public transport provision. To tackle the barrier that the A56 creates to pedestrian movement between residential and commercial areas. To secure improvements to pedestrian and cycling facilities along the Bridgewater Canal and Trans Pennine Trail.	SO6
<u>ALO26:</u> <u>ALO27:</u> <u>ALO28:</u>	ALO25: ALO26: ALO27:	To ensure all new development is constructed in accordance with the latest environmental standards. To encourage and support opportunities to locate low-carbon / decentralised energy facilities. To maximise opportunities for green roofs and tree planting.	SO7
<u>ALO29:</u>	ALO28:	To protect and enhance the character of the environment, landscape, skylines and historic features especially in the Conservation Areas.	SO8

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