

Trafford Local Plan

Regulation 18 Consultation Issues Paper

June 2018

Draft for Executive



TRAFFORD
COUNCIL

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1. Introduction

What is the Trafford Local Plan?

- 1.1 The Council is required by Government Guidance and Regulations to keep its Local Plan up to date. Once adopted, the Trafford Local Plan (hereafter referred to as the Local Plan) will become the main land use planning document for Trafford, and form part of the overall Development Plan (see 1.10). Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.2 It is essential that the Council continues to have an up to date Development Plan in order to retain control over the type and location of development within the borough, and so ensuring that development across the borough is genuinely 'Plan led'. The Government has announced its intention to monitor local planning authority progress on Local Plan production to ensure they are kept up to date. The main documents in the current Trafford Development Plan are the Trafford Core Strategy, adopted in January 2012, and the Revised Trafford Unitary Development Plan (UDP), adopted in June 2006. It is therefore apparent that Trafford's documents are becoming increasingly out of date and the Council should update its Development Plan to be in accordance with Government guidance.
- 1.3 Although the ten GM local authorities have agreed to prepare the Greater Manchester Spatial Framework (GMSF) which, once adopted, will become part of the Trafford Development Plan, it is not considered that it will provide sufficient guidance to negate the need to produce a Local Plan and therefore it has been decided to produce a Local Plan. The Local Plan will provide an extra level of detail to demonstrate how the spatial vision, strategic objectives and scale of growth outlined in the emerging GMSF will be delivered on the ground in Trafford. The GMSF will set out:
 - How much housing and employment land is needed up to 2035;
 - A number of sites across Greater Manchester to assist in meeting these requirements;
 - Proposed revisions to the Greater Manchester Green Belt to accommodate the identified sites;
 - The importance of infrastructure such as health, education, transport, green spaces and utilities to support neighbourhoods and employment; and
 - Ways to protect and improve the natural environment.
- 1.4 While in contrast, the Local Plan will propose detailed planning policies, area designations and site allocations to deliver the GMSF, and to guide and

manage future growth and development needs. Fundamentally, these policies will be used as the basis for determining planning applications.

- 1.5 It is important to note that amendments to the Green Belt boundary in Greater Manchester, and the release of specific sites from the currently adopted Green Belt, for housing and employment uses; will continue to be dealt with through the GMSF process rather than the Local Plan. This is because across GM we consider that changes to the Green Belt are of such significance, that they should be dealt with at the sub-regional level.
- 1.6 The Local Plan will set out a complementary vision, strategy and policy to guide development in the borough up to 2035. It will identify sites for housing, employment and green infrastructure which together will deliver the spatial vision for Trafford. Since the Local Plan will translate the GMSF strategic policies on to the ground in Trafford, it is important that its production follows closely behind that of the GMSF, although it will not be adopted until after the GMSF has been adopted.
- 1.7 The Local Plan must be prepared with due regard to the duty to co-operate, which requires Local Planning Authorities and certain other public bodies to co-operate with each other on cross-border strategic issues.

Trafford's Development Plan

- 1.8 Once adopted, the Local Plan will replace the following Development Plan documents:
 - The Trafford Core Strategy (adopted January 2012); and
 - The Revised Trafford Unitary Development Plan (UDP) (adopted June 2006)
- 1.9 The Local Plan will not replace the Greater Manchester Joint Waste Plan (adopted April 2012) and Greater Manchester Joint Minerals Plan (adopted April 2013). These are joint plans with the other Greater Manchester local authorities; any subsequent review of these documents is anticipated to be carried out at a Greater Manchester level.
- 1.10 Following the adoption of both the GMSF and the Local Plan, the Development Plan for Trafford will comprise the following documents:
 - Trafford Local Plan;
 - Greater Manchester Spatial Framework (GMSF);
 - Greater Manchester Joint Waste Plan (adopted April 2012);
 - Greater Manchester Joint Minerals Plan (adopted April 2013); and
 - Any adopted Neighbourhood Plans. This currently includes the Altrincham Town Centre Neighbourhood Business Plan (adopted November 2017).
- 1.11 More information on the policy framework for Trafford is set out in Appendix B.

What is the purpose of this Issues Paper?

- 1.12 The first stage in preparing a Local Plan is to give notice of intent to prepare a Local Plan in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. In light of the need to update Trafford's Development Plan and meet GMSF timescales, it is proposed to give notice that the Council is proposing to prepare a Local Plan which will form part of Trafford's overall Development Plan. Under the Regulations, it is proposed to publish and consult on this Issues Paper which is a discussion document setting out a number of key issues that could be covered by the Local Plan and seeks views on these. The Issues Paper also poses a number of questions as to how these issues could be addressed by the Local Plan.
- 1.13 This Issues Paper outlines a number of important issues facing the borough now and in the future, and how the Local Plan could address them. Every local authority must ensure that their Local Plan is based on up to date and relevant evidence about the economic, social and environmental characteristics of its area. Therefore, this Issues Paper also identifies what evidence is either available or will be required. This is set out in Appendix C – Key evidence base. It represents the first opportunity to engage with residents, businesses and other interested parties on the emerging Local Plan.

Other supporting documents for consultation

Call for sites

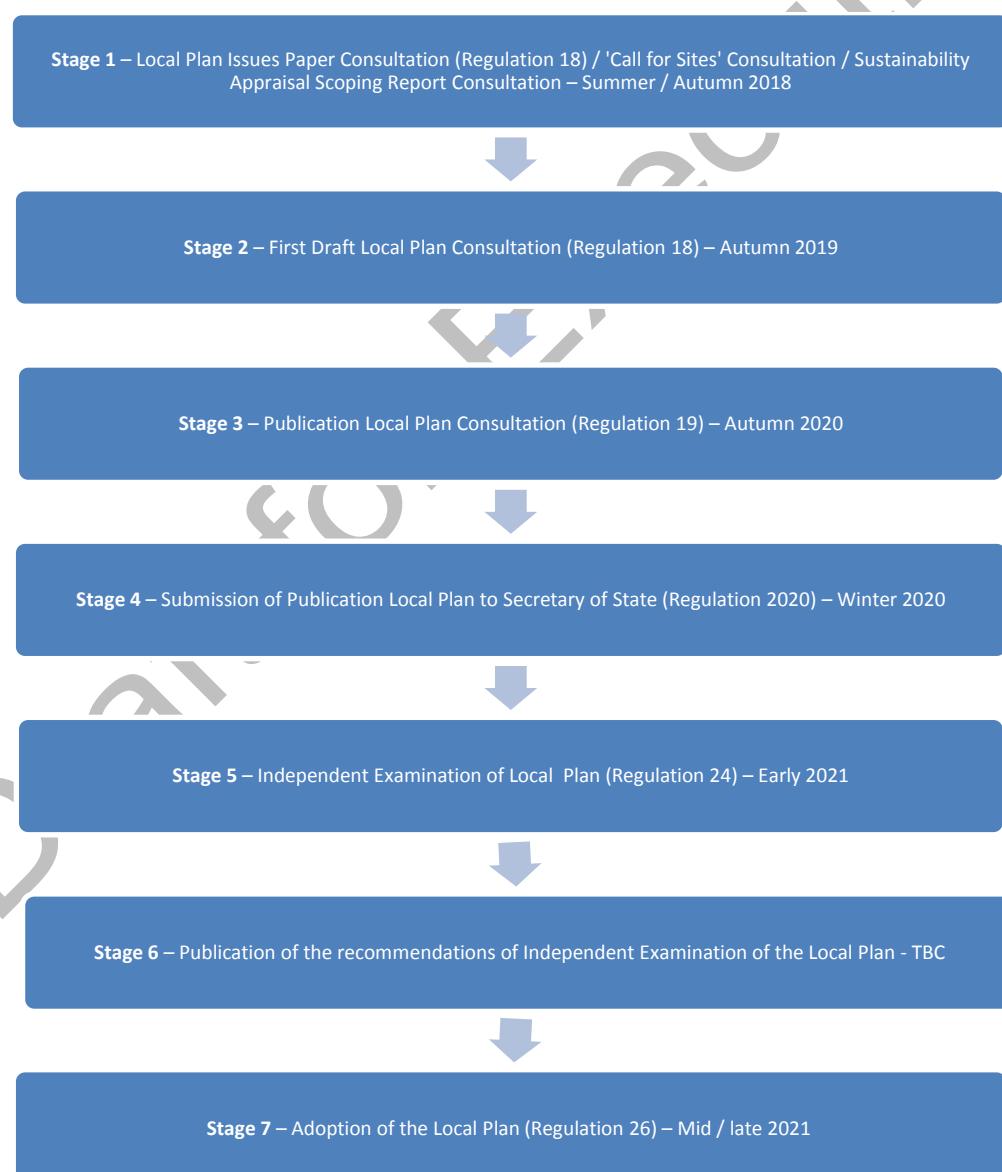
- 1.14 The Local Plan will make site specific allocations for housing, employment and green spaces, similar to those in the Revised Trafford UDP. Therefore as part of the Issues Paper consultation, it is proposed to publish an open invitation (for the duration of the consultation period) for an initial submission of sites in Trafford for development, protection or for some other purpose.
- 1.15 This 'Call for sites' invitation is a chance for everyone from developers, landowners, residents and other stakeholders to help shape the Local Plan. It will also ensure that the Council has up to date information relating to potential development sites before it publishes the first consultation draft Local Plan. Each submission will be assessed in terms of its "fit" with the scope of Trafford's Local Plan and against sustainability and deliverability criteria.

Integrated Assessment Scoping Report

- 1.16 The proposed policies, designations and sites of the Local Plan, and their alternatives, will require assessment for potential social, economic and environmental effects. The Integrated Assessment (IA) Scoping Report identifies the type, nature and extent of potential effects which need to be considered and proposes the scope for future assessment stages of an IA of the Local Plan. Comments on the content of the report are welcomed.

The timeline for producing the Trafford Local Plan

- 1.17 The Issues Paper represents the first stage in the preparation of the Local Plan. There will be a number of future consultation stages before the Local Plan can be adopted:



- 1.18 These dates have not formally been approved in a revised Local Development Scheme and are therefore subject to change. They are subject to a revised GMSF timetable being produced, because Trafford will not submit its Local Plan until the GMSF has been through Independent Examination. Also the adoption date will be defined in part by the length of the Independent Examination which is largely out of the LPA's control.
- 1.19 It is important to note that the Issues Paper is the start of a long consultation process on what the Local Plan will look like and what issues and policies it will cover, therefore it is likely that the detail will evolve and change going forward. The Local Plan will need to be examined to assess whether it has been prepared in accordance with legal and procedural requirements, and whether it is sound.

2. How to comment

- 2.1 We are interested to hear your views on the Issues Paper and associated Integrated Assessment Scoping Report and “Call for Sites”. We have prepared some helpful questions to prompt and guide discussion on the Issues Paper.
- 2.2 The documents can be viewed on the Council’s website at <http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/local-plan-consultations.aspx>
- 2.3 It is also available to view at Trafford Town Hall, Sale Waterside Offices and all Trafford Libraries.
- 2.4 Comments are being sought in relation to these documents for a twelve week period between **(INSERT DATES)**. We have created a survey that can be accessed via the consultation page. In addition, written comments should be submitted by email to:
localplan.consultation@trafford.gov.uk
- 2.5 Where possible comments should be submitted electronically via the survey or email, however where this is not possible comments can also be posted to: Strategic Planning & Growth Team, Trafford Town Hall, Talbot Road, Stretford, Manchester, M32 0TH

Please note all comments will be held by the Council for Local Plan production purposes and will be available to view publicly (including on the Council’s website). Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Trafford Council maintains a database of consultees who wish to be kept informed about Strategic Planning. In responding to this consultation your contact details will automatically be added to the Council’s Local Plan consultation database. If you do not want to be contacted about future Local Plan consultations please state this in your response.

3. The scope and contents of the Local Plan

- 3.1 The Local Plan will provide the necessary planning policy framework for Trafford borough, not covered by the GMSF. This will be up to the period up to 2035 in line with the emerging GMSF.
- 3.2 The Local Plan will provide a positive vision for the future of Trafford; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. The Local Plan will address the strategic priorities of Trafford.
- 3.3 The Local Plan will include policies and allocations to deliver:
 - An overall strategy for the pattern and scale of development;
 - The homes and workplaces needed;
 - Appropriate retail, leisure and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure; and
 - Climate change mitigation and adaption, conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure.
- 3.4 The Local Plan will indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map. The Local Plan will have a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed need over the plan period. The Local Plan will set out the contributions expected in association with particular sites and types of development e.g. affordable housing provision. It will provide increased certainty and guidance for developers and members of the public on both the location of development and the detailed design and sustainability principles that development must achieve.
- 3.5 In line with the National Planning Policy Framework (NPPF), there will be a presumption in favour of sustainable development running through the Local Plan. This will help deliver economic, social and environmental objectives.
- 3.6 The preparation of the Local Plan will be accompanied by an Integrated Assessment which includes a Sustainability Appraisal and Health and Equalities Impact Assessments. This will demonstrate how the Local Plan has addressed relevant economic, social and environmental objectives. A Habitat Regulation Assessment will also be undertaken separately.

Questions:

- Do you agree with the scope and contents of the Local Plan?
- Should any assumptions be made for development beyond the end of the Plan period, i.e. beyond 2035?
- How can we ensure a ‘presumption in favour of sustainable development’ runs through the Plan?

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4. Vision and objectives for the borough

- 4.1 In preparing a Local Plan it is important to set out a broad vision and objectives for the borough in order to give an overarching steer for new planning policies.
- 4.2 The Council has begun developing a wide scale review of its vision for the borough up to 2031 (Trafford Vision 2031). The Council and its partners will work together to close the inequality gaps and make the most of Trafford's huge potential so that "Nobody is Held Back, Nobody is Left Behind". The underlying principles behind the Trafford Vision 2031 are:
- Trafford, the people – We will help you to help yourself and each other; and
 - Trafford, the place – Create places where people want to live, learn, work, invest and relax.
- 4.3 This will be achieved by:
- Creating place plans for Trafford for the next 15 years;
 - A Trafford Partnership, whole borough approach;
 - Addressing inequalities;
 - Recognising the distinct places that make up Trafford, whilst shaping a Trafford identify; and
 - Identifying opportunities in our towns and neighbourhoods, to invest to save, make savings, reduce demand on services, build individual and community resilience, change culture and improve outcomes for everyone in Trafford.
- 4.4 Seven overarching interventions have been identified that are the primary purpose in achieving the Trafford Vision 2031:



- 4.5 Whilst the Local Plan will provide the spatial expression of Trafford Vision 2031, the Council considers the Local Plan should have its own unique Vision, one that gives additional spatial direction.
- 4.6 Not only will the Local Plan Vision need to provide the spatial expression of the Trafford Vision 2031, it will need to be complementary to the Vision of the Greater Manchester Spatial Framework (GMSF) in making Trafford part of a world class city region.

Questions:

- Do you agree that the Local Plan should have its own spatial vision?
- What do consider are the key spatial priorities which should be included in a Local Plan Vision?

5. Spatial Profile of the borough

Trafford overview

- 5.1 Trafford is located in the south west of Greater Manchester and has a population of around 230,000 people (8.5% of the Greater Manchester population) and has a diverse mix of communities.
- 5.2 Trafford is a borough of contrasts; it has important centres for industry and business with major and long established industrial estates; a high quality natural environment including leafy suburbs and large areas of countryside and some disadvantaged neighbourhoods.
- 5.3 Trafford is one of ten local authorities in Greater Manchester, within the north-west of England, and lies within the Manchester City Region. Trafford is one of the main economic drivers in the City Region's economy and will contribute to, and support, the vision of the Manchester City Region becoming a world class city.
- 5.4 Trafford is part of the Greater Manchester Combined Authority (GMCA) which is made of the ten Greater Manchester local authorities and led by the GM Mayor, who work with local services, businesses, communities and other partners to improve the city-region.

Trafford's Portrait

- 5.5 The following diagram provides a broad overview of Trafford. This includes a representation of some of its key infrastructure assets, destinations, environmental features and growth areas that will need to be addressed in the Local Plan.

Questions:

- Do you consider that the Local Plan should identify policies and objectives for distinct "Places" in Trafford to deliver the Vision 2031?
- Should the Local Plan identify different distinct "Places" to those in the Core Strategy?

Key

Trafford borough

Metrolink / stop

Metrolink Extension / stop (Under construction)

Railway / station

HS2 proposed line / station

Motorways

Main roads

Green infrastructure

Trans Pennine trail

Canals and rivers

Green Belt (Currently adopted)

Town centres

District centres

Employment areas

Growth areas

Manchester Airport

Imperial War Museum North

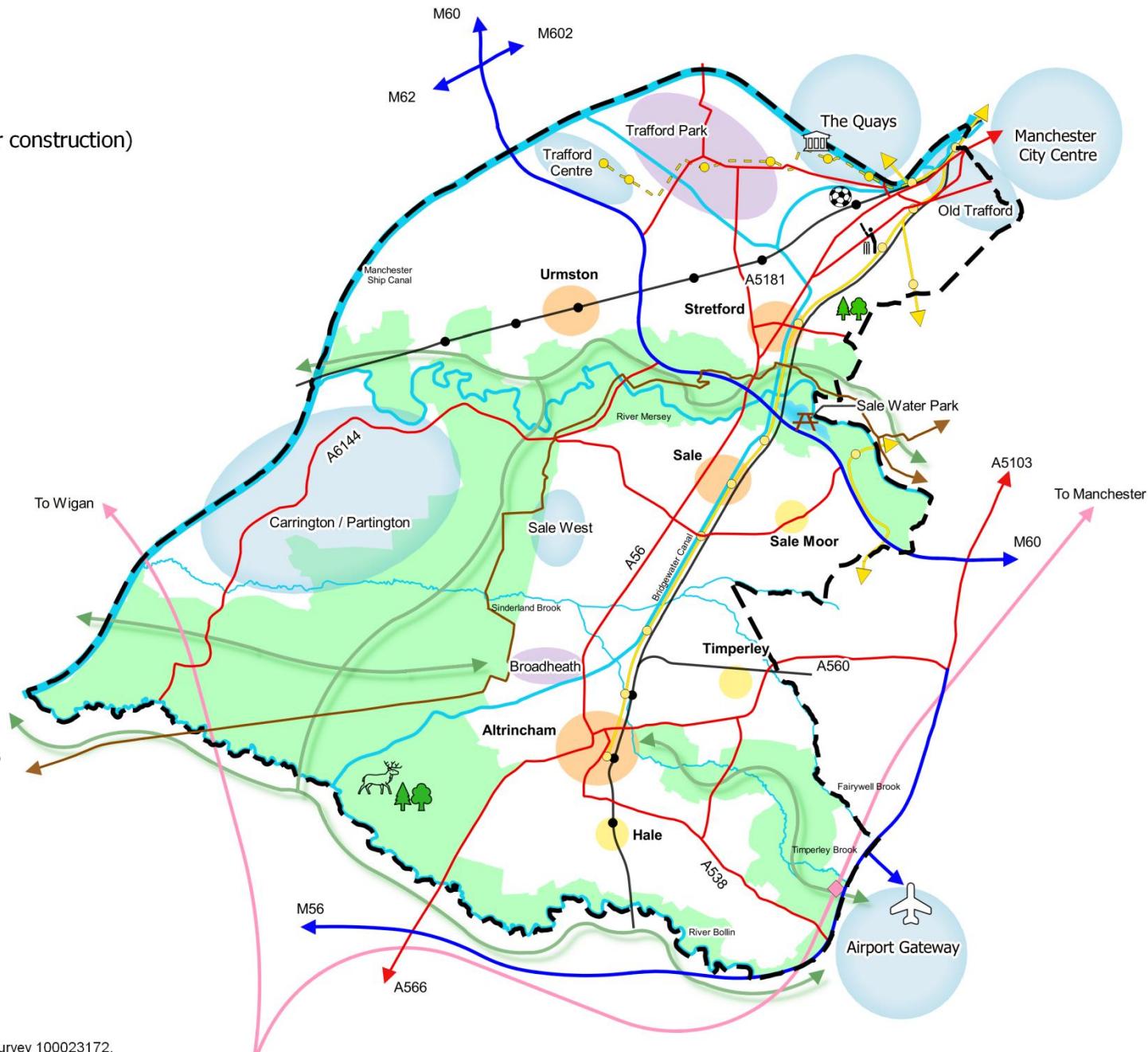
Manchester United Football Club

Lancashire County Cricket Club

Longford Park

Dunham Massey

Sale Water Park



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6. Policy themes

- 6.1 A review has been carried out of what the Council considers to be the key planning policy issues that the Local Plan can influence. Issues have emerged taking into account national and emerging sub regional policy documents, other relevant policies and strategies and local circumstances.
- 6.2 Forming part of the policy framework, robust evidence is required to inform and support the preparation and examination of the Local Plan. A large amount of evidence base has been prepared already, however some of the evidence will need to be reviewed and updated, and some additional evidence may be required. The evidence is set out in Appendix C.
- 6.3 The policy broad themes identified cover:
- Economic growth
 - Economy
 - Town centres and retail
 - Culture and tourism
 - Inclusive growth
 - Housing
 - Inclusive neighbourhoods
 - Transport and accessibility
 - Design and Place Shaping
 - Infrastructure and planning obligations
 - Environmental sustainability
 - Climate change
 - Water
 - Minerals and waste
 - Historic environment
 - Natural environment
 - Green Infrastructure
 - Open space, sport and recreation
 - Green Belt and countryside

Economic growth

(1) Economy

Key issues	How the Local Plan could address the key issues
A requirement to plan for the future needs of industry, warehousing, office development, attracting investment, creating jobs and improving skills.	<p>Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.</p> <p>Set out the target for level of employment land needed in Trafford and phasing in accordance with GMSF.</p> <p>Set criteria and allocate suitable sites of employment land. This is in addition to any strategic allocations (within the Green Belt) coming through the GMSF.</p>
Significant pressures to redevelop existing employment land including industrial premises and offices into non-employment uses, particularly at Trafford Park.	<p>Retain and consolidate suitable existing employment sites and areas where there is a reasonable prospect of these continuing to be used for employment purposes.</p> <p>Focus employment uses in allocated employment land, such as at Trafford Park.</p> <p>Set out criteria that development for non-employment uses on employment sites have to meet.</p>
Trafford has particular strengths with business financial and professional services, manufacturing and digital. These are seen as key drivers in GM for growth.	<p>Allocate high quality and attractive sites for office, industrial and warehousing uses.</p> <p>Plan appropriately for growth in the digital sector, including the provision of necessary infrastructure.</p>
Need to ensure that Trafford is ready to attract investment.	Ensure that the Local Plan identifies the right sites at the right time and is able to adapt to future demands.
Need to ensure that Trafford's residents can access jobs with the right skills.	Ensuring that the Local Plan facilitates the right conditions to secure new jobs in the right sectors for its residents.

Consultation questions?

Are there any other key issues relating to employment that you feel the Local Plan should be seeking to address?

Do you think that the proposed scope and direction of Local Plan policies in relation to employment is appropriate?

Are there key pieces of evidence base relating to the economy that you feel the Local Plan should have regard to?

(2) Town centres and retail

Key issues	How the Local Plan could address the key issues
Requirement to meet the needs for retail, leisure, offices and other main town centre uses in full.	Allocate a range of suitable sites for main town centre uses.
The need to increase the vitality and viability of Trafford's four town centres of Altrincham, Sale, Stretford and Urmston.	<p>Define the extent of town centres and primary shopping areas.</p> <p>Define the most important primary shopping frontages and secondary shopping frontages within town centres. Set out what types of uses will be permitted within such frontages and encourage active frontages.</p> <p>Allocate appropriate town centre and edge of centre sites where suitable town centre sites are not available to meet identified shopping needs.</p> <p>Adopt a 'sequential' approach to 'out of centre' development which cannot be accommodated within or on the edge of centres.</p> <p>Encourage residential development on appropriate sites in town centres.</p> <p>Support diversification and changes of use where town centres are in decline.</p>
The need to promote the 'evening economy' within town centres.	Identify appropriate sites and opportunities within town centres, consider the relationship between potential new residential areas and evening type uses.
Recognise the increasing importance of culture and leisure uses within the town centres.	Recognise existing assets and identify appropriate opportunities within town centres.
Recognising the importance of the district centres (Hale, Sale Moor and Timperley) and all other local centres within Trafford's	Define the extent of district and local centres. Focusing on convenience retailing and services of an appropriate scale to meet the needs of the local community.

neighbourhoods.

Consultation questions?

Are there any other key issues relating to town centres and main town centre uses that you think need to be addressed?

Are there any key pieces of evidence base that you think should be updated or that you think the Local Plan should have regard to?

(3) Culture and tourism

Key issues	How the Local Plan could address the key issues
Recognise the increasing importance of culture and tourism to the economy and increasing demand for tourist facilities.	Support development which will reinforce the provision and protection of cultural and tourism facilities particularly sporting attractions such as Manchester United and Lancashire County Cricket Club; tourist attractions such as the Imperial War Museum and the intu Trafford Centre/Event City; Sale Waterside; the historic park and garden at Dunham Massey Trafford's town centres and its waterways. Promoting the role of the Mersey Valley to become a significant visitor attraction that connects the North to the South of the Borough.
Whether there is a need for additional culture and tourism facilities in the borough.	Where needed, encourage appropriate facilities in suitable locations to meet these needs.
The role of the night time economy.	Ensuring that the Local Plan provides the right framework to encourage and maximise the benefits of this sector.

Consultation questions?

Are there any other key issues relating to culture and tourism that you think need to be addressed?

Are there any other cultural/tourism facilities that you think the Council needs to protect/increase the provision of?

Are there key pieces of evidence base that you think should be updated or that you think the Local Plan should have regard to?

Inclusive growth

(1) Housing

Key issues	How the Local Plan could address the key issues
A requirement to plan to meet the housing needs of a growing population and support the government's objective of significantly boosting the supply of homes.	<p>Set out the target for level of housing needed in Trafford and phasing in accordance with GMSF.</p> <p>Set out the distribution of new housing over the Plan period within the borough.</p> <p>Identify a sufficient supply and mix of sites.</p> <p>Support the development of windfall sites.</p> <p>Allocate suitable sites for housing which are critical to the delivery of the Housing Strategy, including any suitable brownfield sites and small sites. This is in addition to any strategic allocations (within the Green Belt) coming through the GMSF.</p> <p>Illustrate the expected rate of housing delivery through a housing trajectory.</p>
A demand for a range of house sizes, types and tenures across all sections of the community.	<p>Identify the size, type and tenure of housing that is required in particular locations of the borough to meet local housing needs. This would include affordable housing, families with children, older people, students, people with disabilities, service families, people who rent and people who wish to self-build and shared living.</p>
A lack of affordable housing available to meet local housing needs, especially with house prices continuing to increase faster than incomes.	<p>Delivering an appropriate level and type of affordable housing as part of new housing development.</p> <p>Allocating specific sites for affordable housing developments, possibly including for types that would come under the government's proposed new definition of affordable housing, for example starter homes.</p>
A national and emerging sub-regional policy framework that seeks to ensure the efficient use of land, particularly brownfield land.	<p>Promoting appropriate density requirements, helping to ensure that developments maximise the use of available land and reduce the amount of land required to meet needs. This would include housing and space standards.</p> <p>Promoting higher density development in the most sustainable locations of the borough, including town centres and key transport nodes where appropriate.</p>
There is an identified need for Gypsy, roma and traveller communities and travelling showpeople,	<p>Outline and illustrate the provision of Gypsy, roma and traveller communities and travelling showpeople,</p>

and traveller communities and travelling showpeople.	including allocations, where appropriate.
Given the need to deliver housing in the future, it will put pressure on land which has not previously been needed for housing.	The need to protect areas of character within the borough. Resist inappropriate development which would cause harm to the local areas i.e. setting out development criteria. For example employment areas, environmental designations, conservation areas, residential gardens, open space, countryside and greenfield land.

Consultation questions?

Is the policy framework relating to housing clear?

Are there any other key issues relating to housing that you feel the Local Plan should be seeking to address?

Do you think that the proposed scope and direction of Local Plan policies in relation to housing is appropriate?

Are there any other key pieces of evidence base relating to housing that you feel the Local Plan should have regard to?

(2) Inclusive neighbourhoods

Key issues	How the Local Plan could address the key issues
The need to reduce inequalities that exist within the borough.	Identify the key neighbourhoods for inclusive growth such as Old Trafford, Partington and Sale West.
The need to improve accessibility between neighbourhoods for inclusive growth and employment areas.	Identify key opportunities for access to employment areas such as Trafford Park, Carrington, the town centres and the Regional Centre.
The need to improve the quality, design and range of housing (including affordability and type) of stock within neighbourhoods for inclusive growth.	Identify appropriate sites for housing within neighbourhoods for inclusive growth. Ensure new development is of good quality design and that opportunities to improve security and reduce crime are considered.
The need to improve access to, and quality of, open spaces and encourage healthier lifestyle choices.	Protect important sites and facilities and secure new provision where appropriate ensuring that they are accessible by a choice of modes of transport including walking and cycling.

Improve access to community and cultural facilities.	Improve accessibility to existing facilities and consider appropriate opportunities for additional facilities.
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Consultation questions?

Should the Local Plan continue to identify specific neighbourhoods for inclusive growth?

Have the right actions been identified to tackle inequalities in these types of areas?

Are there any other key issues relating to areas of inequalities that you think need to be addressed?

(3) Transport and accessibility

Key issues	How the Local Plan could address the key issues
Improving the choice of walking and cycling routes.	A requirement to consider existing and new cycling and walking routes as part of new developments to encourage healthy lifestyles, active travel and the creation of sustainable linkages to transport hubs and service centres. Consider a role for introducing “Healthy Streets” initiatives in Trafford.
Overcrowding on the Altrincham Metrolink line during peak periods.	Link to the objectives of the 2040 Transport Strategy and consider how new development can contribute to increasing capacity on Metrolink.
Limited services, infrequency and overcrowding on railway lines.	Link to the objectives of the 2040 Transport Strategy and consider how new development can contribute to increasing capacity on Train routes.
Limited bus routes and infrequent services.	Link to the objectives of the 2040 Transport Strategy and policy that supports the continued investment in transport infrastructure.
Poor connectivity to areas of the borough not served by the rail or tram network.	Consider what additional sustainable transport provision is required and include proposals to improve this.
Significant traffic congestion in peak periods – particularly on the strategic road network and key route network.	Ensure that development and transport planning are coordinated, with a particular focus on reducing the need to travel by car.
Car and Bicycle Parking.	Require new developments to provide sufficient car

	and bicycle parking spaces, which reflect the type and location of development.
Limited network of electric vehicle charging points.	Develop a network of electric vehicle charging points and incorporate these into new developments.
A need to be ready for future technological advances in transport.	Ensure that new developments are adaptable for future advancements in technology.
The need to be ready for significant new national transport infrastructure projects.	Ensure that the Local Plan takes into consideration national transport infrastructure projects such as HS2.
Future growth plans at Manchester Airport.	Ensure the Local Plan considers the growth plans at Manchester Airport, including issues such as access to employment opportunities as well as the potential impact of development proposals.
Shortage of overnight lorry parking in Industrial areas, particularly in Trafford Park.	Ensure that the Local Plan considers current and future lorry parking needs.

Consultation questions?

What do you consider are the key Transport issues in Trafford?

How do you think transport infrastructure can be improved in Trafford?

Are there any other transport issues which you think the Local Plan should look to address?

(4)Design and Place Shaping

Key issues	How the Local Plan could address the key issues
Trafford has a diverse character and townscape.	Ensure the design of new development appropriately addresses the street scene, character of the area and contributes towards place making.
Poor design and layout from developments.	Ensure new development addresses high quality in design, functionality, protecting amenity, security and accessibility.
	Ensure that appropriate and fit for purpose supplementary planning guidance is available to developers in relation to urban design and place shaping, setting out design guides and codes
The need to ensure that	Promote building innovation and sustainability in new

new and existing buildings are reducing greenhouse gas emissions.	and existing developments.
Tall buildings will play an increasing role in maximising the use of urban land.	Ensure that the Local Plan provides appropriate guidance on tall buildings

Consultation questions?

Are there any other key issues relating to design that you feel the Local Plan should be seeking to address?

Do you think that the proposed scope and direction of Local Plan policies in relation to design is appropriate?

Are there key pieces of evidence base relating to design that you feel the Local Plan should have regard to?

(5) Infrastructure and planning obligations

Key issues	How the Local Plan could address the key issues
With a growing population and changing infrastructure needs, Trafford faces increased pressures on existing infrastructure provision.	Produce an Infrastructure Plan to support the Local Plan, to identify the future infrastructure needs of Trafford based on the development identified as part of the GMSF and the Local Plan.
Incremental schemes that on their own do not require contributions but which cumulatively place pressures on existing infrastructure. How do we secure infrastructure provision through incremental schemes.	Produce an Infrastructure Plan to support the Local Plan based on development identified as part of the GMSF and the Local Plan. This could look at the infrastructure needs of different parts of Trafford and should take account of the cumulative impact of a large number of smaller sites in an area as well as the infrastructure requirements of strategic developments.
How can infrastructure be used to promote growth in Trafford?	Produce an Infrastructure Policy to identify infrastructure projects that will unlock growth and encourage investment in Trafford.
How can we ensure that Trafford is ready for future technological	Ensure that new developments have planned effectively for new digital infrastructure and are sufficiently resilient and adaptable to future change and

advances in infrastructure?	demand from residents and businesses.
Changing infrastructure needs.	Identify the future infrastructure needs of Trafford based on the development identified as part of the GMSF and the Local Plan. This includes planning for digital infrastructure.
The Council's current Revised SPD1 on Planning Obligations and the CIL Charging Schedule support growth identified in Trafford's current Local Plan.	The Local Plan will need to identify how planning obligations and CIL would be used to secure onsite/offsite and financial contributions towards infrastructure to support growth identified in the Local Plan.

Consultation questions?

- Are there further issues relating to Infrastructure and planning obligations that are not covered here?
- Does Trafford need to develop new mechanisms through which to secure infrastructure?
- How should the Local Plan ensure that the needs of Education and Health are identified and met?
- Should the policy for infrastructure and planning obligations be a combined policy?
- Are there key pieces of the infrastructure evidence base that you think should be updated or that you think the Local Plan should have regard to?

Environmental sustainability

(1) Climate change

Key issues	How the Local Plan could address the key issues
Potential for renewable and low carbon energy generation.	Encourage the development of appropriate renewable energy in suitable areas in Trafford.
Potential for Combined Heat Networks to be established in Trafford.	Encourage opportunities for recovering and using waste heat from industrial installations, for example by encouraging energy development which will produce waste heat, to be located close to existing or potential users of the heat.
Poor air quality in parts of Trafford.	Promote sustainable travel and renewable energy which, among other factors, will help to reduce carbon emissions and thus improve air quality. Require development to be located away from existing sources of air pollution.
Environmental protection issues when considering development proposals, helping to improve local environmental conditions.	Preventing new and existing development from contributing to, being part of unacceptable risk from levels of soil, air, water, light or noise pollution, or land contamination / land instability.

Consultation questions?

Should the Local Plan include a requirement for development to consider the potential for renewable and low carbon energy generation?

Do you consider that the Local Plan should identify locations/specific types of development which could be most appropriate for Combined Heat Networks?

Do you consider there are additional Climate Change issues which the Local Plan should address?

(2) Water

Key issues	How the Local Plan could address the key issues
Areas of Trafford are at risk from river and surface water flooding, and this is increasing due to climate change.	Require all development to apply the Sequential Test to development proposals, and if necessary the Exceptions Test.
Potential need to use land for new flood defences and flood water storage areas.	Safeguard land from development that is required for current and future flood management.
Need to minimise surface water run off.	Require all developments to consider how SuDS can be incorporated into the design of the scheme, and where schemes are of a sufficient scale; provide a Flood Risk Assessment (FRA).

Consultation questions?

What do you consider are the key flood risk issues in Trafford?

Is there a need for specific flood defences or flood water storage areas in Trafford?

(3) Minerals and Waste

Matters relating to minerals and waste will continue to be addressed by the Greater Manchester Joint Minerals Plan (April 2013) and the Greater Manchester Joint Waste Plan (April 2012) respectively, and if there are any subsequent updates. It is considered that the current minerals and waste plans provide a sound, sub-regional, planning policy framework up to 2027.

It is envisioned the Local Plan will include policies on minerals and waste signposting to the Joint Minerals and Joint Waste Plan respectively.

(4) Historic environment

Key issues	How the Local Plan could address the key issues
Protect and enhance Trafford's historic environment, including its historic buildings.	<p>Identify where the significant historic assets including, Conservation Areas, historic parks and gardens, views and archaeological features are in Trafford.</p> <p>Protect and enhance the historic environment for the enjoyment of local people and visitors.</p> <p>Promote new development and uses (including change of use) that will make a positive contribution to historic character, setting and distinctiveness; resist demolition and protect and improve local non designated heritage assets and the assets "at risk".</p>

Consultation questions?

Are there any other key issues relating to heritage that you feel the Local Plan should be seeking to address?

Do you think there are any additional ways that the Local Plan could protect and enhance our heritage and archaeological assets?

(5) Natural environment

Key issues	How the Local Plan could address the key issues
GM housing and employment land requirements will place pressure on the natural environment directly or through encroachment.	Achieve measurable net gain for the natural environment as part of new developments.
An updated landscape character assessment for Trafford is required.	Ensure the protection, restoration and enhancement of landscape character.
Valuing Trafford's natural assets in terms of the ecosystem services they provide for people, places and nature.	Take advantage of opportunities to improve resilience; strengthen Trafford's ecological network; deliver sustainable economic growth and bring benefits for health and wellbeing.
Ecological networks.	Review the current system of site designation and policy protection at all levels to protect existing and include new sites and features for protection as part of

	a clearly identified ecological network for Trafford.
Net gain for the natural environment.	Embed the concept of measurable net gain for biodiversity and the natural environment as part of new development.
Access to nature.	Introduce new guide standards for access to natural and semi-natural greenspace (such as woodland, countryside, river valleys, wetland and local nature reserves) alongside formal parks, open spaces and playing fields.

Consultation questions?

Have all the key issues related to the natural environment in Trafford been covered?

Are there key pieces of evidence base relating to the environment that you feel the Local Plan should have regard to?

Have there been significant physical or policy changes affecting Trafford's natural environment that should be reflected in the Local Plan?

(6) Green infrastructure

Key issues	How the Local Plan could address the key issues
Update of Trafford Green Infrastructure (GI) Plan in the context of GM emphasis on the role of GI in sustainable growth.	Identify, protect and promote the improvement of key GI sites and the provision of new GI across Trafford that can deliver multiple benefits in terms of ecosystem services, health and wellbeing, place making, economic growth and climate change adaptation.
Achieve net gain for Green Infrastructure as part of new development.	Deliver development that incorporates GI measures on site, that is well connected to Trafford's GI network and that contributes to the strengthening of Trafford's GI and ecological network.
Natural capital, ecosystem services and the economic role of Green Infrastructure.	Identify, protect, restore or enhance key GI assets in Trafford, whilst highlighting gaps and opportunities for new GI provision as part of new development to achieve sustainable growth.

Consultation questions?

Have all the important issues relating to green infrastructure in Trafford been addressed?

What types of green infrastructure do you think will be important to Trafford's people, places and wildlife in the future, particularly in the context of planned housing and economic growth?

(7) Open space, sport and recreation

Key issues	How the Local Plan could address the key issues
Increased demand and pressure on existing assets as a result of planned housing growth.	Ensure that open space and recreational facilities are provided to meet the increased demand resulting from housing growth, either through new provision or qualitative improvements, using an up to date evidence base to support decisions and ensure that provision is made at the right location.
Access to open space and outdoor/indoor recreational facilities varies within and between Trafford's neighbourhoods and localities.	Protect the most important sites and facilities, whilst securing new, upgraded or rationalised provision in locations that provide the most benefits to Trafford residents in accordance with hierarchies for open space, indoor facilities and outdoor sport identified in relevant council and partner strategies
Levels of participation in formal and informal physical activity vary across Trafford.	Support developments that have access to a range of open space and recreational facilities to increase levels of participation, improve health and wellbeing and achieve sustainable growth.
Trafford Playing Pitch Strategy (PPS) issues and priorities including poor quality public tennis provision, a need for more floodlit courts and a shortfall of at least 7 full size artificial turf pitches for football.	Provide policy protection for the key strategic and local sites in line with the PPS hierarchy, exploring opportunities to achieve the strategic recommendations and priorities
The areas with greatest deficiencies in access to parks and natural greenspace are in many cases those where housing growth is planned.	Secure on-site provision of open space and outdoor sports facilities where possible or appropriate as part of major developments and use the findings and action plan of the PPS to shape local plan policy for outdoor sport. Protect existing open space and outdoor sports sites and achieve improvements to the quality of provision to enable increased capacity.
Cemetery space is a significant issue, despite increased provision proposed at Dunham Lawn Cemetery.	Identify sites for increased burial space in line with existing and short term capacity identified by Bereavement Services

Consultation questions?

Have all the issues relevant to Trafford's open spaces and indoor/outdoor leisure facilities been covered?

What types of open space and recreational facilities do you think will be needed in the future in Trafford?

Are there key pieces of evidence base relating to open space, sport and recreation that you feel the Local Plan should have regard to?

(8) Green Belt and Countryside

Key issues	How the Local Plan could address the key issues
Establish and define the Green Belt boundary within Trafford.	Set out the Council's position to protect Green Belt from inappropriate development. It is important to note that Trafford's Green Belt boundary will be established through the GMSF. However the Local Plan will need to provide the policy context for the Green Belt within Trafford once it has been defined in the GMSF.
Explore areas within the Green Belt to enhance the beneficial use of Green Belt.	Plan positively to enhance the Green Belt's beneficial use. Look to identify opportunities for increased access; outdoor sports and recreation; enhanced landscapes; improvements to damaged and derelict land and to visual amenity and biodiversity.
Protection and loss of the most valuable agricultural land.	Set out where the valuable agricultural land grade 1, 2 and 3a is located. Set out how the economic and other benefits of this land should be considered in planning decisions.

Consultation questions?

Do you agree that the Local Plan should provide the policy context for land to remain in the Green Belt, once the boundary has been defined in the GMSF?

Do you have any suggestions for areas already in Green Belt that should be enhanced for ecological, recreational or sporting use?

Do you consider there should be a policy to consider the benefits of agricultural land?

Are there key pieces of evidence base relating to the Green Belt that you feel the Local Plan should have regard to?

Questions:

- Do you agree with the policy themes covered by the Local Plan?
- Are there any other policy themes that should be covered in the Local Plan?

Draft for Executive

7. Next steps

- 7.1 As part of the first stage in preparing the Local Plan, the Council is seeking views on what you think the subject and scope of the Local Plan should be in order to inform the production of a first draft Local Plan. Your views could, for example, include specific topics or issues along with strategies and policies that you think may help address those issues. To help you make comments, relevant background information is available to view on our website:
<http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/local-plan-consultations.aspx>
- 7.2 We will use your responses to shape the production of the first complete draft of the Local Plan. We will also use your responses to inform the production of the Local Plan evidence base. It is hoped that the first consultation draft Trafford Local Plan will be available for public consultation in 2019.

Appendix A – Glossary of terms

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Brownfield land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Climate change adaption: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

CIL Charging: Community Infrastructure Levy (CIL) is a levy on development to contribute towards infrastructure investment.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation (for heritage): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.

Edge of centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Ecological networks: These link sites of biodiversity importance.

Ecosystem services: The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Equalities Impact Assessment: Assesses effects of policy in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people. It also helps identify where we can best promote equality of opportunity.

Exceptions Test: A method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Flood Risk Assessment: An assessment on the probability of flooding.

Green Belt: A policy allocation with the fundamental aim of preventing urban sprawl by keeping land permanently open.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Key diagram: Illustrates broad locations of future development.

Habitats Regulations Assessment: First assesses the potential for policies to significantly affect European nature conservation sites, and where that potential exists, ensure policies will not have a likely significant effect on those sites.

Health Impact Assessment: Assesses effects of policy on the health and well-being of the population and its ability to access health-related facilities and services. This also addresses equalities issues and has some overlap with Equalities Impact Assessment.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Integrated Assessment: An assessment to identify the potential effects of policy options in order to mitigate any adverse effects identified, as well as maximise beneficial effects.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The local plan can consist of both strategic and local policies.

Main town centre use: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Most valuable agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Primary and secondary shopping frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Sequential approach (retail): Steers new development in order of preference first to town centres, then to edge of centres and then lastly to out of centres.

Sequential Test (flooding): Steers new development to areas with the lowest probability of flooding.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Strategic policies: Policies and strategic site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

SuDS: Sustainable Drainage Systems (SuDS) are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage.

Sustainable transport: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Sustainability Appraisal: A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for all local development documents.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Windfall sites: Sites not specifically identified in the development plan.

Appendix B – Policy framework

In identifying the policy themes the Local Plan could contain to address spatial planning issues, the adopted and emerging planning documents that form part of the overall Trafford Development Plan were reviewed. These documents include:

Adopted
<ul style="list-style-type: none">• National Planning Policy Framework (NPPF) - March 2012• Local Plan: Core Strategy – January 2012• Revised Unitary Development Plan (UDP) - June 2006• Greater Manchester Joint Waste Plan - April 2012• Greater Manchester Joint Minerals Plan - April 2013• Altrincham Town Centre Neighbourhood Business Plan – November 2017
Emerging
<ul style="list-style-type: none">• Greater Manchester Spatial Framework – Draft October 2016
Paused
<ul style="list-style-type: none">• Local Plan: Land Allocations - Draft January 2014

National Planning Policy Framework (NPPF) – March 2012

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system and provides a framework within which councils can produce their own distinctive Local Plans, which reflect the needs and priorities of the community. The NPPF must be taken into account in the preparation of Local Plans, and is a material consideration in planning decisions. Therefore, Local Plans should be consistent with the principles and polices set out in the NPPF, including the presumption in favour of sustainable development. The Core principles set out in the NPPF are:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
3. Supporting a prosperous rural economy;
4. Promoting sustainable transport;
5. Supporting high quality communications infrastructure;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;
9. Protecting Green Belt land;
10. Meeting the challenges of climate change, flooding and coastal change;
11. Conserving and enhancing the natural environment;
12. Conserving and enhancing the historic environment; and
13. Facilitating the sustainable use of minerals.

The current NPPF is being reviewed with a draft revised version out for consultation between the 5 March 2018 and 10 May 2018.

Local Plan: Core Strategy – January 2012

It sets out the Council's spatial policy framework for delivering the development and change needed to realise the Council's vision for the Borough up to 2026. It includes plans relating to economic, social and environmental issues and how these will shape the future of Trafford.

Revised Unitary Development Plan (UDP) – June 2006

Under the new planning system, the UDP is a 'saved plan' which means it is a Local Plan document. The adoption of the Core Strategy, the Greater Manchester Joint Waste Plan and the Greater Manchester Minerals means that a number of the UDP policies are no longer operative or been superseded. The rest of the UDP policies will be replaced by development plan documents in due course.

Greater Manchester Joint Waste Plan - April 2012

The JWDPD provides a sound, sub-regional, planning policy framework that identifies sites/areas for a range of waste management facilities up until 2027, and contains a suite of development management policies.

Greater Manchester Joint Minerals Plan - April 2013

The Minerals Plan provides a sound, sub-regional, planning policy framework that provides a clear guide to minerals operators and the public about: the locations where mineral extraction may take place; the safeguarding of sensitive environmental features and of mineral resources with potential for extraction; including all aspects of environmental and resource protection including the sustainable transport of minerals.

Altrincham Town Centre Neighbourhood Business Plan – November 2017

The Altrincham Town Centre Neighbourhood Business Plan forms part of the Development Plan for Trafford Council and will be used by the Council to help it decide planning applications within the neighbourhood area.

Greater Manchester Spatial Framework – Draft October 2016

This will be the overarching framework within which the ten local authorities in Greater Manchester identify and manage the supply of land for development and new homes in Greater Manchester. Further information on the GMSF is set out earlier in the document.

Local Plan: Land Allocations - Draft January 2014

This was set to be the principal means by which the objectives stated in the Core Strategy were to be translated onto the ground in Trafford. It sets out the detailed proposals including development sites and areas for protection against development.

On 25 March 2015, the Council's Executive agreed to a delay in the production of the LAP until such time that the production of the Greater Manchester Spatial Framework is further advanced together with an amendment to the Trafford Local Development Scheme (LDS) indicating this.

The LAP is now considered to be an archive / background document. Relevant work will form part of the new Local Plan, particularly the policy map. An important task for the Local Plan is to review these allocations and consider which ones need to change.

Appendix C – Key evidence base

Economic development

Economy

Evidence base	Its purpose
Trafford Employment Land Study (May 2009) Trafford Employment Land Study: Review of the Employment Land Supply Portfolio (September 2010) Trafford Employment Land Study: Review of the Employment Land Supply Portfolio (April 2013)	Identifies employment land supply of sites and premises of the right quality and location. Provides an up-to-date assessment of the deliverability of allocated employment sites, to meet local needs.
Trafford's Economic Assessment (April 2009)	Provides an economic assessment of Trafford. Produced to support the production of a revised Economic Development Plan for Trafford.
Greater Manchester Economic Evidence Report (October 2016)	An overview of all the economic evidence used to inform the GMSF and outlines the major implications for policy.
Greater Manchester Employment Floorspace Requirements Approach (October 2016)	Explains how the economic evidence has been used as a critical component to inform the development of the employment floor space requirements contained within the GMSF.
Trafford Economic & Housing Growth Framework (December 2017)	This sets the strategic priorities for growth in the borough and the actual measures required to deliver it. Over the next 5 years the cost benefit analysis approach adopted clearly identifies the benefits of each intervention and provides a clear set of metrics against which performance can be measured.

Town centres and retail

Evidence base	Its purpose
Trafford Retail and Leisure Study (November 2007) - New Retail and Leisure Study to be commissioned in 2018.	Assessment of the future shopping and leisure needs of the borough, with particular focus on the four main town centres of Altrincham, Sale, Stretford and Urmston and the local centre of Partington.
Trafford other town centres uses study (January 2010)	The study considers the main town centre uses of offices, arts, cultural and tourism development (including theatres, museums, galleries and concert halls,

	hotels and conference facilities).
Town Centre Health Check Surveys – updated quarterly	Surveys undertaken in order to assess the vacancy rates of the town centres of Altrincham, Sale, Stretford and Urmston
Footfall Study of the four town centres (2014)	Produced by TfGM in order to help define primary and secondary shopping frontages
GMSF Town Centres Topic Paper (October 2016)	Review of the eight principal town centres in GM and a SWOT analysis.

Culture and tourism

Evidence base	Its purpose
Trafford other town centres uses study (January 2010)	The study considers the main town centre uses of offices, arts, cultural and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Greater Manchester Strategy for the Visitor Economy 2014-2020	Brings together key evidence on tourism and the visitor economy, setting out Greater Manchester's objectives and a strategy to deliver these.

Inclusive growth

Housing

Evidence base	Its purpose
Trafford Strategic Housing Market Assessment (SHMA) (September 2006)	Identifies the future quantity of housing needed, including a breakdown by type, tenure and size for Trafford.
Greater Manchester Strategic Housing Market Assessment (SHMA) (October 2016) – Currently being updated.	Identifies the future quantity of housing needed, including a breakdown by type, tenure and size for Greater Manchester.
Trafford Strategic Housing Land Availability Assessment (SHLAA) (March 2013) – Currently being updated.	An assessment of land availability, it identifies a future supply of land which is suitable.
Trafford Housing Strategy (May 2009) – Currently being updated.	Outlines the strategic housing priorities in the borough and the practical measures required to achieve them.
Greater Manchester Gypsy and Traveller Accommodation Assessment (December 2014) – Currently being updated.	Sets out information about the current and future accommodation needs and demands of Gypsies, Travellers and Travelling Show people across Greater Manchester.
Trafford Economic & Housing Growth Framework (December 2017)	This sets the strategic priorities for growth in the borough and the actual

	measures required to deliver it. Over the next 5 years the cost benefit analysis approach adopted clearly identifies the benefits of each intervention and provides a clear set of metrics against which performance can be measured.
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Inclusive neighbourhoods

Evidence base	Its purpose
Indices of Multiple Deprivation (2015)	Measures relative levels of deprivation small areas or neighbourhoods called Lower-layer Super Output Areas, in England.
Old Trafford Masterplan (October 2009)	Masterplan and vision produced for the Old Trafford Neighbourhood.

Transport and accessibility

Evidence base	Its purpose
Greater Manchester Transport Strategy 2040 (February 2017)	A plan to establish a fully integrated, high capacity transport system across Greater Manchester. It sets out long-term proposals to create a cleaner, greener, more prosperous city region through better connections and simpler travel
GMSF Transport Evidence - Ongoing	TfGM are developing transport evidence base documents to support the GMSF, including Transport Modelling of the GMSF's development aspirations as well as the detailed transport infrastructure requirements for the proposed strategic allocations.

Design and place shaping

Evidence base	Its purpose
CABE Building for Life 12: Third Edition (January 2015)	Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods.
The Decent Home Standard (June 2006)	The Decent Homes Standard is a programme aimed at improving council and housing association homes to bring them all up to a minimum standard.
The Lifetime Homes Standard (July 2010)	Sets out 16 design criteria for homes that support the changing needs of individuals and families at different

	stages of life.
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Infrastructure and planning obligations

Evidence base	Its purpose
Trafford State of the Economy (August 2015)	The study analysed data to establish the state of the housing market and what the affordable housing requirement should be set at. The study also assessed whether a review of the CIL Charging Schedule should be undertaken. The outcome of this was that no review was required.
Trafford CIL: Charging Schedule (July 2014)	The CIL Charging Schedule sets out CIL charges in £ per sqm for the different development types. The CIL Charging Schedule identifies three different charging zones for residential development in Trafford.
Trafford CIL: Infrastructure Note (2013)	The Infrastructure Note identifies the infrastructure projects that are necessary in order to deliver the growth identified in the Trafford Local Plan: Core Strategy. It identifies the known costs of these infrastructure projects and the funding required in order to deliver them. The funding required is known as the 'funding gap' to which CIL funding may be applied.
Trafford Local Infrastructure Plan (September 2010)	The Local Infrastructure Plan formed part of the evidence base for the current Trafford Local Plan: Core Strategy. The Plan provides: an overview of the action required to deliver the Local Plan; identifies who is responsible for infrastructure delivery; and provides a broad indication of phasing, costs and funding mechanisms.

Environmental sustainability

Climate change

Evidence base	Its purpose
Greater Manchester Low Emissions Strategy (December 2016)	The Strategy takes a long-term approach to carbon emissions and air quality, aiming to reduce emissions from transport and encourage sustainable

	travel including public transport, cycling and walking.
Greater Manchester Air Quality Action Plan 2016-2021 (2016)	The Plan sets out measures which will reduce air pollution while supporting the sustainable economic growth of the region.
Greater Manchester Climate Change and Low Emissions Implementation Plan 2016-20 (October 2016)	This Implementation Plan is Greater Manchester's Whole Place Low Carbon Plan. It builds upon existing work and sets out our priorities to 2020 and beyond. It includes actions to both address climate change and improve Greater Manchester's air quality.
Greater Manchester Spatial Energy Plan (October 2016)	The study consolidates data and existing evidence relating to the local energy system to provide a platform for future energy planning and policy development in Greater Manchester.

Water

Evidence base	Its purpose
Greater Manchester Strategic Flood Risk Assessment for GMSF – Ongoing	
Trafford Local Flood Risk Management Strategy (September 2014)	The Strategy provides an assessment of local flood risk and identifies the flood risk management authorities in Trafford. It also sets out objectives for managing flood risk.
Trafford Preliminary Flood Risk Assessment (May 2011)	Focuses on local flood risk from surface water, groundwater, ordinary watercourses and interactions between these sources and other sources of flooding such as main rivers, the sea and reservoirs.
Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA – Level 1 (March 2010) Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA – Level 2 (March 2011)	This detailed work within Trafford examined the risk of flooding from the River Mersey, Sinderland Brook catchment, the Manchester Ship and Bridgewater Canals, the sewer network, surface water run-off and groundwater.
Greater Manchester Strategic Flood Risk Assessment (June 2008)	The Greater Manchester SFRA assesses flood risk arising from all sources and sets out potential mitigation and management measures to assist in preparing local development documents, determining planning applications and emergency planning.

Historic environments

Evidence base	Its purpose
Historic environment records	A list of all the important archaeological features in Greater Manchester. Maintained by GMAU.
21 Conservation Area Appraisals	Planning guidance (SPD) that sets out a detailed description of the heritage assets, architectural features, history of the areas development, its character and open spaces. Used as a material consideration in planning decisions
21 Conservation Area Management Plans	Specific policies to guide development and improvements within the Conservation areas. Used as a material consideration in planning decisions
Register of listed buildings, historic parks and gardens	Describes the historic importance and specific features of these buildings and parks. Maintained by Historic England.

Natural environment

Evidence base	Its purpose
Trafford GI Plan (Trafford Forest Plan) – Nearing completion	Maps the key green infrastructure resources and tree cover and identifies through its assessments where green infrastructure can make the greatest contribution to improving health, biodiversity, quality of place and climate change needs in the borough.
Trafford Landscape Strategy SPG (September 2004)	<p>Identifies seven different landscape types to conserve and enhance:</p> <ul style="list-style-type: none"> • Wooded claylands • Wooded estate lands • Settled sandlands • Mossland • River Meadowlands • Wooded river valley • Urban river valley <p>Pressures on landscape character and action plans per type are also developed.</p>
Trafford Greenspace Strategy (2009) – Update in progress	Outlines a greenspace typology and hierarchy, plus standards for quantity, quality and accessibility in relation to council managed greenspace including

	countryside and semi natural greenspace.
Greater Manchester Biodiversity Action Plan (2009)	The Greater Manchester Biodiversity Action Plan (GM BAP) aims to provide an over-arching document for biodiversity across all ten districts. The overall aim is “To promote the conservation, protection and enhancement of biological diversity in Greater Manchester for current and future generations”
Greater Manchester Ecological Framework (August 2008)	Aims to conserve and enhance biological diversity in Greater Manchester
Greenspace Strategy (2010) – Update in progress	Greenspace hierarchy, area based accessibility for council managed parks and open spaces

Green infrastructure

Evidence base	Its purpose
Trafford GI Plan (Trafford Forest Plan) – Nearing completion	Maps the key green infrastructure resources and tree cover and identifies through its assessments where green infrastructure can make the greatest contribution to improving health, biodiversity, quality of place and climate change needs in the borough.
SPD1: Planning Obligations Technical Note 4: Green Infrastructure & Recreation (2012)	Provides more detailed information, maps, costings and examples to support Core Strategy GI policy.
Rights of Way Improvement Plan for Trafford Council (March 2009)	Maps the PROW network in Trafford and identifies prioritised improvement projects for implementation.

Open space, sport and recreation

Evidence base	Its purpose
Trafford Open Space Assessment of Need (June 2009)	Describes the quantity, accessibility and quality of accessible greenspace in Trafford against Natural England's standard.
Trafford Outdoor Sport Assessment of Need (March 2009)	Updated information on outdoor sports facilities from the previous 2001 study including an audit of public and private facilities and their distribution, plus an assessment of the quality of the public facilities. Superseded by the Trafford

	Playing Pitch Strategy.
Trafford Greenspace Strategy (January 2010) – Currently being updated.	Greenspace hierarchy, area based accessibility for council managed parks and open spaces
Trafford Sport and Leisure Strategy (2013)	Aims improve the quality of life for residents through increased participation in sport, leisure and physical activity. Superseded by Trafford Leisure Vision / Strategy 2016.
Trafford Physical Activity Vision (2016)	A vision to improve health and social outcomes for Trafford residents by increasing physical activity. Achieved via Playing Pitch Strategy, Indoor Facilities Investment Strategy Trafford 2031 initiative.
Trafford Playing Pitch Strategy (March 2017)	Assesses the supply of and demand for playing pitches in Trafford and sets priorities for improvements according to a hierarchy of provision.

Green Belt and countryside

Evidence base	Its purpose
Greater Manchester Green Belt Assessment (July 2016)	How Green Belt across GM performs against the 5 national purposes of Green Belt. It concluded Green Belt in GM makes at least a “contribution” to one or more of the five purposes