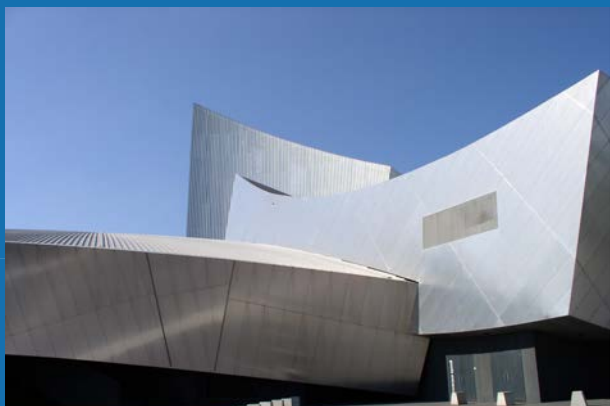


TRAFFORD LOCAL PLAN: LAND ALLOCATIONS – CONSULTATION STATEMENT



January 2014



If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

إذا كنت في حاجة إلى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

ARABIC

如果您需要帮助才能看懂这份资料，可以请人致电：

0161 912-2000，告诉我们如何最好地给您提供这些信息。

CHINESE

Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે બાબતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરો.

GUJARATI

Jesli potrzebujesz pomocy aby zrozumiec ta informacje, popros kogos, aby zadzwonil pod numer 0161 912-2000 aby nas poinformowal, w jaki sposób najlepiej mozemy ci ja przekazac.

POLISH

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਸਾਨੂੰ 0161 912-2000 ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰਕੇ ਇਹ ਦੱਸਣ ਲਈ ਕਹੋ ਕਿ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਸਭ ਤੋਂ ਅੱਛੇ ਢੰਗ ਨਾਲ ਕਿਸ ਤਰ੍ਹਾਂ ਦੇ ਸਕਦੇ ਹਾਂ।

PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

اگر آپ کو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہ مہربانی کسی سے کہیے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تاکہ ہمیں معلوم ہو سکے کہ آپ کو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

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1 Introduction

- 1.1 In preparing the Trafford Local Plan: Land Allocations, the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012 and in its adopted Statement of Community Involvement.
- 1.2 Following the Adoption of the Local Plan: Core Strategy in January 2012. The Land Allocations Plan will be the principal means by which the objectives defined in the Core Strategy will be translated onto the ground in Trafford.

2 Statement of Community Involvement Review

- 2.1 The Council adopted its Statement of Community Involvement Review in February 2010. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

3 Public Consultation

- 3.1 Following the Adoption of the Core Strategy the Council prepared an initial consultation document for the Trafford Local Plan: Land Allocations, seeking views as to what the Development Plan Document should contain.
- 3.2 The consultation period for this “Shaping the Plan” document ran for a period of 6 weeks from 3rd August to 14th September 2012.
- 3.3 The specific Consultees that were formally invited to comment by letter are listed in Appendix 1.
- 3.4 The General and Other Consultees that were formally invited to comment are listed in Appendices 2 and 3 respectively.
- 3.5 A statutory notice was displayed in the Manchester Evening News (Appendix 6). A press release was also issued (Appendix 7).
- 3.6 An initial “call for sites” consultation was carried out in November 2007. However it was decided not to progress further with the Land Allocations Plan until the Adoption of the Core Strategy. This consultation resulted in over a hundred sites being submitted for consideration. All of these sites have been considered through the production of the consultation draft Land Allocations Plan. Approximately 60 individual sites were put forward through the

'Shaping the Plan' call for sites in 2012 bringing the total number of sites submitted to the Council in 2007 and 2012 to approximately 170. A List of all the sites submitted in 2007 and in 2012 can be found at Appendix 8.

4 Inspecting the “Shaping the Plan” consultation papers

4.1 The “Shaping the Plan” consultation papers were made available for inspection at the following locations:

- On the Council’s website: <http://www.trafford.gov.uk>;
- Sale Waterside Offices;
- The following libraries: Altrincham Library; Bowfell Library; Coppice Library; Davyhulme Library; Greatstone Library; Hale Library; Lostock Library; Old Trafford Library; Partington Library and Wellbeing Centre; Sale Library; Stretford Library; Timperley Library; Urmston Library; Woodsend Library

5. Representations on the “Shaping the Plan” Consultation papers

5.1 The deadline for comments made on the “Shaping the Plan” document was 14th September 2012.

5.2 Written Correspondence was sent to:

Strategic Planning & Developments
Waterside House
Sale Waterside
Sale
Greater Manchester
M33 7ZF

5.3 Representations by e-mail were sent to:

Strategic.planning@trafford.gov.uk

5.4 Comments forms were available for completion online at:

<http://www.trafford.gov.uk>

5.5 Consultation responses and the identity of those making them are matters of public record and open to public scrutiny and copies can be obtained at the address above. In total the Council received

approximately 110 comments to the "Shaping the Plan" document from over 20 individuals or organisations. A summary of each representation and the Council response is available at Appendix 9.

- 5.6 Requests to be notified of the next stage of consultation were recorded along with any representations made.

6. Next Steps

- 6.1 Consultation on the draft Land Allocations Plan will run for a period of 6 weeks from Monday 20th January 2014 until Monday 3rd March 2014. The Draft Land Allocations Plan and supporting documentation will be made available online and in libraries across the borough in accordance with the Council's Statement of Community Involvement.
- 6.2 Following on from this consultation stage, the comments received will be analysed, and the findings will then be used to prepare a Proposed Submission version of the Land Allocations Plan prior to further period(s) of consultation before it is submitted to the Secretary of State for Examination and Adoption in 2015.

Appendix 1 - Specific Consultees

Organisation
Agden Parish Meeting
Ashley Parish Council
British Telecom
Carrington Parish Council
Cheshire East Council
City of Salford
Department for Transport (Rail Group)
Dunham Massey Parish Council
E.ON UK c/o The Planning Department
English Heritage
Environment Agency
GM Local Enterprise Partnership
Greater Manchester Police Authority
HCA Warrington
Little Bollington Parish Meeting
Lymm Parish Council
Manchester City Council
Mobile Operators Association
Natural England
Network Rail
NHS North West
Nuclear Electric Ltd
Partington Town Council c/o Library
Rixton with Glazebrook Parish Council
Rostherne Parish Council
SP Energy Networks
The Coal Authority
The Highways Agency
Trafford Primary Care Trust
United Utilities
Warburton Parish Council
Warrington Borough Council

Appendix 2 – General Consultees

Organisation
Altrincham Chamber of Commerce, Trade, Industry
Manchester Friends of the Earth
Trafford Economic Alliance Partnership
Health and Wellbeing Thematic Partnership
Childrens Trust Board
Trafford Council, Community Safety, Culture & Sport
Positive Partington Partnership
Voice of BME Trafford
Community Cohesion Community Forum
Carlton Lawn Tennis Club Ltd
Royal Mail (c/o DTZ)

Appendix 3 – Other Consultation Bodies

Organisation
Adactus Housing Group
Afordable Homes
Altrincham & Bowdon Civic Society
Altrincham Association Football Club Ltd
Altrincham Town Centre Partnership
Alyn Nicholls & Associates
Ancient Monuments Society
Arcon Housing Association
Arcus Consulting
Atisreal Ltd
Barratt Developments PLC (Manchester)
Barratt Manchester
Barton Willmore
Bell Ingram Design Ltd
Bellway Homes
Ben Bailey Homes
Bolton Council
Bowdon Conservation Group
Bridgewater Meeting Room Trust
British Chemical Association (BCA)
Broadway Malyan
Bruntwood
Bury Council
CA Planning
Caldecotte Consultants
Capita Symonds
CBRE
Cheshire Wildlife Trust
Chris Thomas Ltd
Church Commissioners for England
City Airport Limited (Manchester Barton)
Colliers CRE

Organisation
Colliers International
Council for the Protection of Rural England
Countryside Properties (Northern) Ltd
Cunnane Town Planning LLP
Cyclist Touring Club
Dalton Warner Davis LLP
David L Walker - Chartered Surveyors
De Pol Associates
Denton Wilde SAPTE
Department for Communities and Local Government
Department for Work and Pensions
Disabled Persons Transport Advisory Committee
DPDS Consulting Group
DPP
Drivers Jonas Deloitte
DTZ
Emery Planning
Estates, Non-trading Planning
Forestry Commission
Frank Marshall & Co.
Friends of Old Trafford
Friends of the Earth
Fusion Online Limited
G E Middleton & Co Ltd
Gee Squared
Gerald Eve LLP
Gerald Knight Associates
GM Chamber of Commerce
GM Ecology Unit
GM Minerals & Waste Plg Unit (Urban Vision Partnership Ltd)
GMITA (Greater Manchester Integrated Transport Authority)
Graham Hitchen Associates
Great Places Housing Group
Greater Manchester Waste Disposal Authority

Organisation
GVA Grimley
Hallam Land Management Ltd
Health and Safety Executive
Higham & Co
Home Builders Federation
How Planning
Indigo Planning Ltd
Irwell Valley Housing Association
J10 Planning
JASP Planning Consultancy Ltd
Jones Lang Lasalle
JWPC Limited
King Sturge
King Sturge & Co
King Sturge LLP
Kirkwells Town Planning & Sustainable Development Consultant
Knight Frank LLP
Lafarge Aggregates
Lambert Smith Hampton
Lancashire County Gardens Trust
Local Dialogue
Manchester Airport
Manchester United Football Club
Mathews and Goodman
Ministry of Defence (MOD)
Morris Homes (North Ltd)
MP Altrincham & Sale West
MP Stretford & Urmston
MP Wythenshawe & Sale East
Nathaniel Lichfield & Partners
National Trust
Oldham MBC
P Fahey & Sons
Peacock & Smith
Peel Land and Property Limited
Persimmon Homes
Peter Cunliffe Chartered Surveyors

Organisation
Planware Ltd
Ramblers Association (Manchester & High Peak)
Rapleys LLP
Red Rose Forest
Redrow Homes (NW) Ltd
Rochdale MBC, Strategic Planning Service
Royal Mail Group Legal (Real Estate)
Sale Civic Society
Sale Town Centre Partnership
Salford & Trafford Health Authority
Savills
Selbourne Group Ltd
Shell Chemicals UK Ltd
Shell International Ltd
Shell UK Pipelines
Smiths Gore
Spawforths
Sport England North West
St Vincent's Housing Association
Steer Ethelston Rural Ltd
Strategic Planning Advice Ltd
Stretford Town Centre Partnership
Taylor Wimpey UK Limited
Taylor Wimpey UK Ltd
Taylor Young
Temple Group
The Cedar Rest Home Ltd
The Co-operative Property Division
The Emerson Group
The National Federation of Gypsy Liaison Group
Thomson Planning Partnership
Timperley Civic Society
Trafford College
Trafford Council
Trafford Housing Trust
Trafford Leisure Trust
Transport for Greater Manchester

Organisation
Traveller Law Reform Project
Trinity Architecture
Turley Associates
United Utilities
Urban Splash Ltd
Urbanistics, Paul Butler Associates
Urmston Town Centre Partnership
Viridor Waste Management
Wainhomes NW Ltd
Walton & Co
Wigan MBC
Woodland Trust
Your Housing Group

**Appendix 4 – Consultation Letters to Specific,
General & Other Consultation Bodies**

Trafford Local Plan: Land Allocations – Commencement, scoping consultation and accompanying Sustainability Appraisal Scoping Report (Consultation Draft)

Dear Sir/Madam,

I am writing to inform you about a consultation that is being undertaken on the Trafford Local Plan: Land Allocations. I am inviting you to submit representation(s) about what you consider this Development Plan Document should contain, including which sites should be within it. Alongside this consultation, a separate consultation is being carried out in relation to the Trafford Local Plan: Land Allocations Sustainability Appraisal Scoping Report (Consultation Draft).

The Land Allocations document, when adopted, will set out new site allocations for housing, employment and other purposes and identify areas to be safeguarded from development for environmental or other reasons. This in turn, will be used to support the vision, strategic objectives, place objectives and policies of Trafford's Core Strategy which was adopted in January 2012.

An essential part of the process will be to ensure that the needs and aspiration of the local community and key stakeholders are fully and properly reflected within this Development Plan Document (DPD). You are therefore invited to consider and respond to the consultation documents on the attached cd. Your views are particularly welcome on the Sustainability Appraisal Scoping Report (Consultation Draft).

Responses should be made in writing to the Strategic Planning and Developments Team no later than 5.00pm on Friday 14th September 2012.

Via:

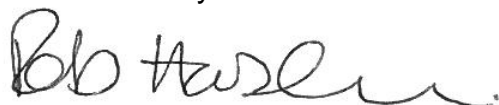
Online at: www.trafford.gov.uk

Email to: strategic.planning@trafford.gov.uk

Post to: c/o Strategic Planning & Developments, 1st Floor Waterside House,

Sale Waterside, Sale, M33 7ZF, Tel: 0161 912 4475

Yours sincerely



Rob Haslam
Acting Head of Strategic Planning

Trafford Local Plan: Land Allocations – Commencement, scoping consultation and accompanying Sustainability Appraisal Scoping Report (Consultation Draft)

Dear Sir/Madam,

I am writing to inform you about a consultation that is being undertaken on the Trafford Local Plan: Land Allocations. I am inviting you to submit representation(s) about what you consider this Development Plan Document should contain, including which sites should be within it. Alongside this consultation, a separate consultation is being carried out in relation to the Trafford Local Plan: Land Allocations Sustainability Appraisal Scoping Report (Consultation Draft).

The Land Allocations document, when adopted, will set out new site allocations for housing, employment and other purposes and identify areas to be safeguarded from development for environmental or other reasons. This in turn, will be used to support the vision, strategic objectives, place objectives and policies of Trafford's Core Strategy which was adopted in January 2012.

An essential part of the process will be to ensure that the needs and aspirations of the local community and key stakeholders are fully and properly reflected within this Development Plan Document (DPD). You are therefore invited to consider and respond to the consultation documents that are available to view at www.trafford.gov.uk/ldf.

Responses should be made in writing to the Strategic Planning and Developments Team no later than 5.00pm on Friday 14th September 2012.

Online at: <http://www.trafford.gov.uk/ldf>

Email to: strategic.planning@trafford.gov.uk

Post to: c/o Strategic Planning & Developments, 1st Floor Waterside House,

Sale Waterside, Sale, M33 7ZF, Tel: 0161 912 4475

Yours faithfully



Rob Haslam

Acting Strategic Planning Manager

**Appendix 5 – Consultation Letters sent to Council
Members**

Trafford Local Plan: Land Allocations – Commencement, scoping consultation and accompanying Sustainability Appraisal Scoping Report (Consultation Draft)

Dear Councillor,

I am pleased to inform you that, in accordance with the Executive approval on 25th June, the Trafford Local Plan: Land Allocations consultation starts on 3rd August 2012. Consultees are being invited to submit representation(s) about what you consider the Development Plan Document should contain, including which sites should be within it. Alongside this consultation, a separate consultation is being carried out in relation to the Trafford Local Plan: Land Allocations Sustainability Appraisal Scoping Report (Consultation Draft).

The Land Allocations document, when adopted, will set out new site allocations for housing, employment and other purposes and identify areas to be safeguarded from development for environmental or other reasons. This in turn, will be used to support the vision, strategic objectives, place objectives and policies of Trafford's Core Strategy which was adopted in January 2012.

An essential part of the process will be to ensure that the needs and aspirations of the local community and key stakeholders are fully and properly reflected within this Development Plan Document (DPD). Consultees are therefore invited to consider and respond to the consultation documents that are available to view at www.trafford.gov.uk/ldf. Should you require a disc or hard copy of any of these documents, please contact the Strategic Planning & Developments Team.

Please note that, as set out in the Public Notice overleaf, responses should be made in writing to the Strategic Planning and Developments Team no later than **5.00pm on Friday 14th September 2012**.

Online at: <http://www.trafford.gov.uk/ldf>
Email to: strategic.planning@trafford.gov.uk
Post to: c/o Strategic Planning & Developments, 1st Floor Waterside House,
Sale Waterside, Sale, M33 7ZF, Tel: 0161 912 4475

Yours faithfully



Rob Haslam
Acting Strategic Planning Manager

Appendix 6 – Statutory Notice

**Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England) Regulations
2012 / Strategic Environment Assessment Directive (SEA) Directive
2001/42/EC and the Environmental Assessment of Plans and Programme
Regulations 2004**

**Trafford Local Plan: Land Allocations – Commencement and Scoping
Consultation (Regulation 18) – 3rd August 2012**

Subject matter: Together with the Core Strategy, the Land Allocations Development Plan Document (DPD) will form the Local Plan for the borough. When adopted, the DPD will set out new site allocations for housing, employment and other purposes and identify areas to be safeguarded from development for environmental or other reasons.

Area covered: The Plan will cover the whole of the Trafford borough.

Availability of documents: The Land Allocations “Shaping the Plan” document (including a ‘Call for Sites’) and accompanying Sustainability Appraisal Scoping Report (Consultation Draft) are available for inspection at:

Sale Waterside Offices: Waterside House, Sale, M33 7ZF. [Mon – Fri 09:00 - 17:00]; Telephone number 0161 912 4475.

Altrincham Library; Bowfell Library; Coppice Library; Davyhulme Library; Greatstone Library; Hale Library; Lostock Library; Old Trafford Library; Partington Library and Wellbeing Centre; Sale Library; Stretford Library; Timperley Library; Urmston Library; Woodsend Library; service during normal opening hours. For more information about location and opening hours go to:

<http://www.trafford.gov.uk/leisureandculture/libraries/librariesintrafford/>

Trafford Borough Council website: www.trafford.gov.uk

Address to which representations must be sent: Written representations should be submitted to Strategic Planning & Developments, Waterside House, Sale, M33 7ZF (e-mail: strategic.planning@trafford.gov.uk, fax number: 0161 912 3128, online representation facility at www.trafford.gov.uk).

Period in which representations may be made: Written representations may be made between Friday 3rd August 2012 and 5:00 p.m. Friday 14th September 2012.

Further information

If you have any queries concerning the Trafford Local Plan: Land Allocations and ‘Call for Sites’ process, or about the Local Plan as a whole, please contact a member of the Strategic Planning team at the Sale Waterside offices.

[Email strategic.planning@trafford.gov.uk ; fax number 0161 912 3128].

Appendix 7 – Press Release



TRAFFORD
COUNCIL

News Release

PR 2513

02 August 2012

Draft

Trafford residents 'have their say' on future land use

Trafford Council wants local people to get involved in consultations about future land use and proposed levels of charges set for developments. This is part of its on-going work around Trafford's Local Plan: Land Allocations.

The first consultation gives people the chance to let the council know about any pieces of land which should, through the planning process, be identified for new uses. These could be pieces of open spaces of importance to local communities, or potential development sites (is this accurate?)

Once these have been identified, these will be considered carefully before final proposals as to the most appropriate development sites are agreed.

The second consultation focuses on the Preliminary Draft Charging Schedule. This is the first stage in preparing a Community Infrastructure Levy for Trafford. The levy will enable the council to fund infrastructure such as roads, community facilities like schools (any other examples), needed to support future development across the borough.

Executive Councillor Michael Hyman said: "This is the first chance people will have to help shape what is in the plan, which sites are important to them and how we ensure appropriate infrastructures are in place.

"We want as many people as possible to take part. How the borough looks, the facilities and infrastructure in place and the way we use our land is something we must get right. This work is helping ensure we achieve this and at the same time encourage growth across Trafford."

These two consultation documents can be downloaded from www.trafford.gov.uk (is there a direct web link, this would be better). Alternatively they are available on CD Rom in all Trafford libraries.

All comments should be forwarded to the council's strategic planning team by e-mailing strategic.planning@trafford.gov.uk, telephoning 0161 912 4475 or by writing to Waterside House, Sale Waterside, Sale, Greater Manchester, M33 7ZF.

**Appendix 8 – Sites submitted to the “Call for Sites”
consultation in 2007 and “Shaping the Plan”
consultation in 2012**

¹ ID	PersonID	PrefixID	Site Address	LDF Area
1	1252	CFS07	Dunedin 43 Oakfield	Sale
2	1253	CFS07	Mill Bank Hall Farm Lock Lane	Partington
3	1254	CFS07	Land at 4 Lock Lane	Partington
4	1045	CFS07	Craven Road Broadheath West	Altrincham
5	1036	CFS07	L & M Limited L & M Business Park, Norman Road, Altrincham	Altrincham
5	1036	CFS12	L & M Limited L & M Business Park, Norman Road, Altrincham	Altrincham
6	1255	CFS07	41, Manchester Road	Altrincham
7	1256	CFS07	66a Barrington Road / 39 Ellesmere Road,	Altrincham
8	1257	CFS07	157, Dane Road	Sale
9	1259	CFS07	Crampton Lane	Carrington
10	1260	CFS07	Hornbeam Close	Sale
11	1261	CFS07	85 Broad Road	Sale
12	1197	CFS07	Land at Warburton	Rural Communities
13	1215	CFS12	Birch Farm, Partington	Partington
14	1262	CFS07	Land opposite, Bent Terrace / Barton Road	Urmston
14	1183	CFS12	Land at Barton Road / Bent Terrace, Davyhulme	Urmston
15	1263	CFS07	St. Annes Hospital	Altrincham
16	1263	CFS07	Altrincham General Hospital, Market Street, Altrincham	Altrincham
16	1207	CFS12	Altrincham General Hospital, Market Street, Altrincham	Altrincham
17	1263	CFS07	Regent Road car park /New Street flats	Altrincham
18	1263	CFS07	Pownall Road Ex council day care centre	Altrincham

^{1 1} Prefix denotes when site was submitted to the Council. CFS07 = Site submitted as part of Call for Sites consultation in 2007. CFS12 –Site submitted as part of the “Shaping the Plan” consultation in 2012.

¹ Number denotes personal identification number of the person or organisation who submitted the site.

¹ Number denotes reference number for individual sites. Some sites were submitted several times by different organisations in different years so therefore require the same site reference number.

¹ ID	PersonID	PrefixID	Site Address	LDF Area
18	1178	CFS07	Former Day Centre, Pownall Rd	Altrincham
19	1263	CFS07	Central Way / Lower market	Altrincham
20	1263	CFS07	Cross Street	Sale
21	1263	CFS07	Station Buildings	Altrincham
22	1263	CFS07	Altrincham Interchange	Altrincham
23	1263	CFS07	Builder Centre, houses and scrapyard, Oakfield Road	Altrincham
24	1263	CFS07	Travis Perkins, Mayors Road / Manor Road	Altrincham
25	1263	CFS07	Leisure Centre	Altrincham
26	1263	CFS07	New Bridge	Altrincham
27	1263	CFS07	Oakfield Industrial units	Altrincham
28	1263	CFS07	High Bank Adult Centre	Altrincham
29	1263	CFS07	Goose Green Bridge	Altrincham
30	1263	CFS07	Denmark Street / Lloyd Street	Altrincham
31	1264	CFS07	Old Cascade Motors Site Barton Road, Davyhulme	Urmston
32	1087	CFS07	Land on Hasty Lane Hale.	Altrincham
32	1087	CFS12	Land at Hasty Lane, Hale	Altrincham
33	1089	CFS07	Land at Hale Wastewater Treatment Works	Altrincham
34	1089	CFS07	Land at Davyhulme Wastewater Treatment Works	Urmston
35	1089	CFS07	Land at Altrincham Wastewater Treatment Works	Altrincham
36	1070	CFS07	Cavendish Road, Bowdon	Rural Communities
37	1265	CFS07	Land adjoining 15 Westwood Avenue, Timperley	Sale
38	1076	CFS07	Parish of Warburton	Rural Communities
39	1097	CFS07	Land off Common Lane	Carrington
40	1097	CFS12	Former LNG Storage Site Off Heath mill Lane, Partington	Partington
41	1040	CFS07	Land at Cross Street	Sale
42	1266	CFS07	Lostock Clinic 431 Barton Road	Stretford
42	1266	CFS07	Lostock Clinic Barton Road, Lostock	Stretford

¹ ID	PersonID	PrefixID	Site Address	LDF Area
43	1267	CFS07	Strip of land Scroggins Lane / Lock Lane	Partington
44	1041	CFS07	Trafford Park Metrolink	Trafford Park
45	1041	CFS07	Former railway land adjacent Dane Road, Metrolink Station	Sale
46	1041	CFS07	Sale Water Park	Mersey Valley
47	1041	CFS07	Brownfield site adjacent to the Trafford Centre	Trafford Park
48	1041	CFS07	White City Station	Old Trafford
49	1268	CFS07	Trafford Park Waste Transfer Station Trafford Wharf Road	Trafford Park
50	1268	CFS07	Sinderland Road	Altrincham
51	1268	CFS07	Chester Road	Stretford
52	1269	CFS07	Midlands Farm Moss Lane, Warburton	Rural Communities
53	1270	CFS07	Bayer Site, Manchester Road, Timperley	Sale
54	1092	CFS07	Budenburg Bowling Green, Weldon Road, Broadheath,	Altrincham
55	1271	CFS07	Land at Chester Road, Virgil Street, Cornbrook Park Road and Princess Street	Old Trafford
56	1272	CFS07	Dalton House Washway Road	Sale
57	1157	CFS07	Site of Former Oasis Hotel 46-48 Barrington Road	Altrincham
58	1207	CFS07	The Square Hale Road, Hale Barns	Altrincham
59	1092	CFS07	Woodfield House, Woodfield Road, Broadheath	Altrincham
60	1104	CFS07	Social Club and Land at Grange Avenue, Timperley	Sale
61	1098	CFS07	Land at Carrington chemical manufacturing works and adjoining open land	Partington
62	1057	CFS07	Old Trafford Cricket Ground and adjoining land.	Old Trafford
63	1273	CFS07	Dawson Road	Altrincham
64	1026	CFS07	Shell Carrington	Carrington
65	1158	CFS07	Land off St. Martin's Road, Ashton on Mersey	Sale
65	1158	CFS12	Land to the west and north of Church Lane Ashton upon Mersey	Mersey Valley
66	1072	CFS07	Davenport Green	Altrincham
66	1211	CFS12	Land at Davenport Green	Altrincham
67	1054	CFS07	Stamford Quarter Cross Street Altrincham) George Street, High Street, Post Office Street, Kingsway, Stamford	Altrincham

¹ ID	PersonID	PrefixID	Site Address	LDF Area
			Way, Stamford New Road	
68	1095	CFS07	Victoria Warehouse Trafford Park Road	Trafford Park
69	1274	CFS07	66 Oldfield Road	Sale
70	1275	CFS07	Former Bowling Green Albert Place	Altrincham
71	1094	CFS07	Land at Skerton Road	Old Trafford
71	1246	CFS12	CSM Site, Skerton Road / Elsinore Road Old Trafford	Old Trafford
72	1045	CFS07	Trafford Retail Park	Trafford Park
72	1045	CFS12	Trafford Retail Park	Trafford Park
73	1045	CFS07	Former Boat Yard Edge Lane	Stretford
73	1045	CFS12	Edge Lane Stretford	Stretford
73	1154	CFS07	Boat yard Stretford	Stretford
74	1045	CFS07	Trafford Wharfside	Trafford Park
75	1045	CFS07	Pomona	Old Trafford
75	1045	CFS12	Pomona Island	Old Trafford
76	1045	CFS07	Lock Lane	Partington
76	1045	CFS12	Canalside and Lock Lane, Partington	Partington
76	1045	CFS12	Green Loop Partington	Partington
76	1045	CFS12	Manchester Road Corridor Partington	Partington
77	1045	CFS07	Partington Wharfside Partington/ Carrington	Carrington
78	1045	CFS07	Viaduct Road Broadheath East	Altrincham
79	1045	CFS07	Trafford Centre Rectangle site(i) Bridgewater Centre	Trafford Park
80	1045	CFS07	Trafford Centre Rectangle site(ii) South of Taylor Road	Trafford Park
81	1045	CFS07	Trafford Centre Rectangle Site(iii) - Canal Side Argos Depot	Trafford Park
82	1045	CFS07	Trafford Centre Rectangle Site (iv) Container Base, Barton Dock Road, Trafford Park	Trafford Park
83	1045	CFS07	Trafford Centre Rectangle Site(v) Kratos Barton Dock Road, Trafford Park	Trafford Park
84	1045	CFS07	Trafford Centre Rectangle Hotel Site	Trafford Park
85	1045	CFS07	Trafford Centre Rectangle Trafford Quays	Trafford Park

¹ ID	PersonID	PrefixID	Site Address	LDF Area
85	1249	CFS12	Trafford Quays	Trafford Park
86	1136	CFS07	Bow Lane	Altrincham
87	1178	CFS07	Site of 15 -21 Borough Rd Altrincham (site of 15/21)	Altrincham
88	1178	CFS07	Land at Broadway, Davyhulme	Urmston
89	1178	CFS07	Land at Brook Rd, Flixton Flixton	Urmston
90	1178	CFS07	Land at Buck Lane	Sale
91	1178	CFS07	Central Way (car parks)	Altrincham
92	1178	CFS07	Land at Cherry Lane	Sale
93	1178	CFS07	Land at Chester Rd/Newton St	Stretford
94	1178	CFS07	Land at Denmark Street	Altrincham
95	1178	CFS07	2 sites former 7/13 & 96/102 Derbyshire Avenue	Stretford
96	1178	CFS07	Former Depot Manchester Road	Partington
97	1178	CFS07	Depot Higher Rd, (edged blue) & adjoining site	Urmston
98	1178	CFS07	Former 43/49 Humphrey Road	Old Trafford
99	1178	CFS07	Land at Lime Rd	Stretford
100	1178	CFS07	Land to the rear of 77/93 Mainwood Rd, Timperley	Altrincham
101	1178	CFS07	Formerly 11/17 Mayors Road	Altrincham
102	1178	CFS07	Moss Park Junior Playing Field Manor Rd	Stretford
103	1178	CFS07	School & playing field Moss View Rd	Partington
104	1178	CFS07	71/73 Northenden Rd	Sale
105	1178	CFS07	Land at Oakfield St / Balmoral Rd	Altrincham
106	1178	CFS07	Ortonbrook School site Oak Road	Partington
107	1178	CFS07	Land at Padbury Close, Flixton	Urmston
108	1178	CFS07	Playing fields / Allotments Stokoe Avenue	Altrincham
109	1178	CFS07	Land Fronting Tamworth Court & Chorlton Rd	Old Trafford

ID	PersonID	PrefixID	Site Address	LDF Area
110	1178	CFS07	Land at The Gorse, Bowdon	Rural Communities
111	1178	CFS07	Land at 9/13 Washway Rd	Sale
112	1178	CFS07	Land & Buildings Wharf Road, Broadheath	Altrincham
113	1178	CFS07	Land at - formerly 23/49 Woodfield Road	Altrincham
114	1161	CFS07	Land at Deansgate Lane	Altrincham
114	1161	CFS12	Units 1 to 5, Crown Industrial Estate, Deansgate Lane, Timperley	Altrincham
115	1276	CFS07	Land at Davenport Green Hall, Shay Lane, Hale Barns	Altrincham
116	1178	CFS07	Garage Court Cecil Rd, Hale	Altrincham
117	1178	CFS07	Land at Lee Crescent / Renton Road	Stretford
118	1178	CFS07	Land rear of Manor Ave, Sale West	Sale
119	1178	CFS07	Land at Marlborough Rd, Bowdon	Altrincham
120	1178	CFS07	Former Bowfell Depot Moor Lane, Davyhulme	Urmston
121	1178	CFS07	Land at Sheldon Ave, Flixton	Urmston
122	1178	CFS07	Land at Sale Walton Rd (North of Fonthill Grove)	Sale
123	1239	CFS07	Ridgeway Nursery 6, Ridgeway Road, Timperley, Cheshire	Altrincham
123	1239	CFS12	Ridgeway Nurseries, 17 Clay Lane	Altrincham
124	1278	CFS07	28 Ridgeway Road, Timperley	Altrincham
124	1279	CFS07	Field West of Nursery School, 28 Ridgeway Road, Timperley	Altrincham
125	1104	CFS07	Land at Ridgeway Nursery Ridgeway Road and 97-113 Thorley Road, Timperley	Altrincham
126	1280	CFS07	Ringway Golf Club Hale Road, Hale Barns	Altrincham
127	1281	CFS07	Land at 42 Brook Avenue, Timperley	Altrincham
128	1231	CFS12	Land next to Flixton Station Off Flixton Road	Urmston
129	1233	CFS12	Land at Ridgeway Road Timperley	Altrincham
130	1232	CFS12	39 Clay Lane Timperley	Altrincham
131	1234	CFS12	Grove Park Delahays Road, Hale	Altrincham
134	1235	CFS12	Land off Flixton Road, North of Station Flixton	Urmston
135	1235	CFS12	Land at Newstead Terrace Timperley	Altrincham

ID	PersonID	PrefixID	Site Address	LDF Area
136	1235	CFS12	Land adjacent to railway station off Station Road Urmston	Urmston
137	1236	CFS12	Nifes House, Sinderland Road Altrincham	Altrincham
138	1237	CFS12	Darley Lawn Tennis and Social Club Wood Road North	Old Trafford
139	1152	CFS12	Land at Oakfield Road / Moss Lane - Known as Altair Development Site Altrincham	Altrincham
140	1238	CFS12	Land adjacent to Station Cottages off Manchester Road West Timperley	Altrincham
141	1050	CFS12	23 Langham Road Bowdon	Altrincham
142	1240	CFS12	B&Q, Great Stone Road Stretford	Old Trafford
143	1241	CFS12	The Square Shopping Centre School Road, Sale	Sale
144	1045	CFS12	Cornbrook Triangle	Old Trafford
145	1249	CFS12	Trafford Quays Leisure Village	Trafford Park
146	1249	CFS12	Land at Junction 10 M60	Trafford Park
147	1045	CFS12	Land off Central Road Partington	Partington
148	1045	CFS12	Partington Village Green Partington	Partington
149	1045	CFS12	Partington Local Centre Boundary Partington	Partington
150	1045	CFS12	Bridgewater Canal Recreation Route	
151	1045	CFS12	Land at Barton Bridge Davyhulme	Urmston
152	1045	CFS12	Land to the south of the Manchester Ship Canal and west of Barton Bridge Davyhulme	Urmston
153	1242	CFS12	39 Talbot Road Old Trafford	Old Trafford
154	1242	CFS12	White City Retail Park Chester Road	Old Trafford
155	1183	CFS12	Land to the west of Chester Road (Stretford Meadows) Stretford	Stretford
156	1245	CFS12	Former Greyhound Public House site Manchester Road / Manchester New Road, Partington	Partington
157	1051	CFS12	Land at Dairyhouse Lane Broadheath	Altrincham
158	1051	CFS12	Broad Oak Farm Chapel Lane, Warburton, Lymm, Cheshire	Rural Communities
159	1051	CFS12	Village Farm Station Road, Dunham Woodhouses	Rural Communities
160	1051	CFS12	Red Beech Farm Henshall Lane, Dunham Massey	Rural Communities
161	1051	CFS12	Henshall Farm Redhouse Lane, Dunham Massey	Rural Communities
162	1051	CFS12	Green Lane Farm Sinderland Road	Rural Communities

1ID	PersonID	PrefixID	Site Address	LDF Area
163	1051	CFS12	Big Tree Farm Charcoal Road, Dunham Town	Rural Communities
164	1051	CFS12	Whitehouse Farm Whitehouse Lane, Dunham Woodhouses	Rural Communities
165	1051	CFS12	Yew Tree Farm Woodhouse Lane, Dunham Woodhouses	Rural Communities
166	1051	CFS12	Sinderland House Farm Red House Lane, Dunham Massey	Rural Communities
167	1051	CFS12	Grove House Farm School Lane, Dunham Massey	Rural Communities
168	1247	CFS12	Hale Road Hale Barns	Altrincham
169	1097	CFS12	Land off Common Lane, former Gas Works Carrington	Carrington
170	1097	CFS12	Land North of Broadway Partington	Partington
171	1097	CFS12	Land South of Broadway Partington	Partington

**Appendix 9 – Summary of the Representations
received to the 2012 “Shaping the Plan” consultation
in 2012**

Person ID	Comment ID	Page No	Summary Of Representation	Council Response	Organisation
1019	138	7, 8, 9, 10,	Density levels will determine the timescales for development and future supporting infrastructure needs. Defined density levels are essential for the delivery of short and long-term investment plans for future sustainable water supply and sewerage infrastructure.	Policies within the Land Allocations Plan set out suggested densities for allocated housing sites	United Utilities
1019	137	5	Development must be controlled/restricted with planning policies and planning application conditions until supporting sustainable water supply and sewerage infrastructure is in place.	Comments noted. The requirement for development to be adequately served by utilities such as water and sewerage is set out in CS Policy 7.2. Therefore, it is not necessary to add a further policy to the Land Allocations Plan.	United Utilities
1019	139	11	The delivery of an overall affordable housing target of 40% is questioned given the Government's new instruction to remove the need for developers to provide affordable homes on new developments	The affordable housing target is set within the Trafford Local Plan: Core Strategy and relates to the Trafford Housing Market Assessment. The Inspector found Policy L2 to be justified, effective and consistent with national policy. Therefore this policy will be applied to all qualifying residential development.	United Utilities
1019	140	11	What assurances are there that the requirements of the National Planning Policy Framework will be met in relation to the delivery of sustainable water supply and sewerage infrastructure to meet future capacity needs and in a truly plan led, sustainable and co-ordinated manner?	<p>Policy L5 of the Trafford Core Strategy seeks to ensure that new development will 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.</p> <p>Policy L5 seeks to encourage the application of good design principles and construction techniques to achieve these objectives. Such good design will incorporate passive solar gain, green roofs and walls, rain water harvesting and Sustainable Urban Drainage Systems.</p>	United Utilities

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				<p>The Core Strategy policies for each of the Strategic Locations also make appropriate reference to the requirement for further investment in water supply and sewerage infrastructure to meet forecast demands arising from further development, including new housing.</p> <p>Where site specific opportunities exist, appropriate design guidance will be included within the Land Allocations Plan to further ensure the implementation of Core Strategy Policy L5, the Core Strategy policies for each of the Strategic Locations and the requirements of NPPF.</p>	
1019	141	12	<p>The type of employment can have a major impact on the existing water supply and sewerage infrastructure capacity, in addition to the delivery of short and long-term investment plans for future sustainable water supply and sewerage infrastructure.</p> <p>The delivery of employment sites in a truly plan led, sustainable and co-ordinated manner is questioned, particularly in terms of sustainable water supply and sewerage infrastructure.</p>	<p>Policies within the draft Land Allocations Plan set out in more detailed the type, scale and location of proposed employment allocations.</p>	United Utilities
1019	142	13	<p>The type of development on regeneration sites can have a major impact on the existing water supply and sewerage infrastructure capacity, in addition to the delivery of short and long-term investment plans for future sustainable water supply and sewerage infrastructure.</p> <p>For example: Changes in use and density of regeneration sites can increase the water supply demand and the</p>	<p>The draft Land Allocations Plan sets out more detail about the type, scale and location of development across the borough. The consideration of infrastructure provision to support the regeneration of sites is key to sustainable development and will be developed in liaison with stakeholders.</p>	United Utilities

Person ID	Comment ID	Page No	Summary Of Representation	Council Response	Organisation
			<p>sewerage discharge rates, therefore having a negative impact on the historical water supply and sewerage infrastructure.</p> <p>The delivery of regeneration sites in a truly plan led, sustainable and co-ordinated manner is questioned, particularly in terms of sustainable water supply and sewerage infrastructure.</p>		
1019	143	14	No specific comments to make on the retail aspect of the Plan.	Comments noted.	United Utilities
1019	144	15, 16	<p>The Environmental and Historic Assets must be protected by controlling/restricting development with planning policies and planning application conditions.</p> <p>There should be a higher regard for water supply and sewerage infrastructure and their impacts on the Environmental and Historic Assets from inappropriate and/or untimely delivered development.</p>	Noted. The Historic Environment policies protect assets appropriately	United Utilities
1019	145	17	No specific comments to make about green spaces matters in the Plan.	Comments Noted.	United Utilities
1019	146	18	No specific comments to make about culture and tourism matters in the Plan.	Comments noted.	United Utilities
1019	148		<p>This consultation process contains three separate questionnaires, none of which correspond to each other:</p> <ul style="list-style-type: none"> ♣ Trafford Local Plan: Land Allocations – "Shaping the Plan" August 2012. ♣ Sustainability Appraisal Scoping Report - Consultation Draft. ♣ "Shaping the Plan" Comments Form. <p>This makes the process confusing and a drain on</p>	Comments noted. Consideration will be given to ensuring future consultation material is clearer and more simple to respond to.	United Utilities

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			<p>resources when processing the response. As with many LPA consultations there are too many documents; limited information and /or guidance for the process you have employed. The use of multiple media systems confuses and puts a drain on resources when processing a response. pdf type systems use too much data memory and have limited use [purely visual]; instead protected word and/or excel type documents should be used.</p> <p>The level of detail provided means the process will generate only a limited high level response.</p>		
1026	238	5	Support for the identified key land uses for Carrington.	Comment Noted. The range of uses identified are to support a sustainable community in Carrington.	Shell Ltd c/o Agent
1026	243	19	The provision and funding of infrastructure will need to be linked to the CIL	Comments Noted. The Trafford CIL supports the allocations in the Local Plan and appropriate cross references are included within the plan.	Shell Ltd c/o Agent
1026	242	14	Carrington has the potential in the medium term to develop as a retail centre that serves the new development and surrounding area. The plan's proposed retail hierarchy should allow for this to happen as part of the evolution and growth of the new community at Carrington.	The retail provision in Carrington is to be of a scale to serve the immediate community and for the Carrington community to support the local shopping centre in Partington and the policy for the Strategic Location is drafted to reflect this. The provision for expansion as Carrington develops outside of the plan period will be considered by the delivery supporting documentation for Carrington.	Shell Ltd c/o Agent
1026	239	5	The details of development in Carrington, such as densities should be decided on a site by site basis across the Borough to reflect the character of the area as well as the development needs taking into account the specifics of each site. Carrington offers the opportunity to create a "new" community which will regenerate both Carrington	The Land Allocations Policy for Carrington Strategic Location has been drafted to be flexible in terms of its delivery. Supporting planning documentation to be prepared for the Strategic Location will provide detailed guidance in relation to densities, types and mix of residential units	Shell Ltd c/o Agent

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			and Partington and it will be important to create a close working relationship between all parties that can react to changing circumstances and opportunities to ensure that the development of this site is viable and can be delivered in a timely and efficient manner.	over the plan period. The scale of the development in Carrington is to be of such a scale to assist in maintaining the viability of valuable community facilities in Partington.	
1026	236	3	It would be sensible to organise the Plan on an "place" basis to reflect the spatial profile in the Core Strategy.	Agree. All elements of Land Allocations Plan have been arranged in terms of the 10 Trafford Places.	Shell Ltd c/o Agent
1026	235	3	Agreement with the purpose of the Plan and the need for a shared Vision with the Core Strategy.	Comments noted.	Shell Ltd c/o Agent
1026	240	12	The employment development at Carrington needs to be considered as part of the whole development and not in isolation.	The development proposal at Carrington is for a mixed use and will consider a range of uses to support a community including employment provision. Carrington is key to Trafford delivering its employment land. The Land Allocations Policy for the Carrington Strategic Location has been drafted to be flexible in terms of its delivery.	Shell Ltd c/o Agent
1037	172	21	<p>Planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity and promote opportunities for the incorporation of geodiversity interest as part of development.</p> <p>Appropriate weight should be attached to the geodiversity interest of designated sites as well as geodiversity interests within the wider environment, and maximise opportunities to include geodiversity in and around developments as part of the design process. The Natural England website provides further detail in relation to geodiversity.</p>	<p>Landscape character is an SA consideration in the allocation of sites.</p> <p>Geodiversity enhancement is covered in Policy NE1. The importance of protecting soils is covered within Green Belt Policy.</p>	Natural England
1037	175	21	Green Infrastructure (GI) should be an integral part of the creation of sustainable communities and the SHLAA process can provide a useful starting point to consider GI	GI opportunities will be identified on the Policies Map. New allocations contribute to GI through site specific GI such as onsite tree and woodland	Natural England

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			<p>provision and the allocation of new housing sites and policy development through the Local Plan.</p> <p>One important function of GI is the provision of new opportunities for access to open space. Natural England's "standards for accessible natural greenspace" (ANGSt) should be used to ensure new and existing housing has appropriate access to nature. "Nature Nearby, Accessible Greenspace Guidance" (March 2010) provides useful information on this matter.</p> <p>The CABE Space Guidelines "Start with the Park" (2005) outlines the importance of planning around greenspaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at plan stage.</p>	planting.	
1037	173	21	<p>Early consideration should be given to the quality of soil resource affected by potential housing sites. The SHLAA process should also consider the quality of soils to ensure their protection during the plan making process.</p>	The important soils are within the Green Belt, therefore housing sites will not impact on these	Natural England
1037	171	21	<p>Biodiversity is a core component of sustainable development, underpinning economic development, and has an important role to play in developing locally distinctive and sustainable communities. The Nature on the Map website may be a useful source of information on conservation sites and important habitats.</p> <p>Any development proposals should avoid designated sites, avoid damage to existing biodiversity features, and create opportunities for enhancing biodiversity through the delivery of Local Biodiversity Action Plan (LBAP) targets.</p>	Noted	Natural England

Person ID	Comment ID	Page No	Summary Of Representation	Council Response	Organisation
1037	170	21	<p>Landscape character should be taken into account when allocating sites for development. Particular consideration should be given to impacts on designated landscapes and NPPF policies should be adhered to. Impacts on National Trails should also be considered.</p> <p>A landscape character approach should be used to underpin and guide decisions on all development and set out criteria based policies for different landscape character areas in order to maintain and enhance local character and distinctiveness. New development should build-in landscape features and reflect the landscape context of the development. Landscape assessments should be undertaken for all proposed site allocations.</p>	The LADPD contains a specific policy on Landscape Character. The importance of Landscape Character is recognised.	Natural England
1037	169	21	<p>Full consideration should be given to the natural environment in the process of selecting and assessing sites for allocation through the local plan</p>	The site selection process included a Sustainability Appraisal of suggested sites which assessed the sites against a number of sustainability objectives related to the natural environment. Full details can be found in accompanying Sustainability Appraisal Report.	Natural England
1037	174	21	<p>The economic and other benefits of the best and most versatile agricultural land should be taken into account. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of higher quality (NPPF paragraph 112). Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. Natural England's website provides further details on this matter.</p>	Noted. The important soils are within the Green Belt and therefore protected by Policy R4 of the Core Strategy	Natural England

Person ID	Comment ID	Page No	Summary Of Representation	Council Response	Organisation
1041	168	5	There is general support for Trafford Council's recognition that improvements to the existing transport infrastructure will be required to enable sustainable development at the Strategic Locations as set out in the LIP. The LTP3 Trafford Local Area Implementation Plan also provides some early indication of the likely transport requirements of the Strategic Locations.	Comments noted. The Land Allocations policies for the Strategic Locations indicate how development will be enabled by infrastructure provision in line with evidence from documents including LTP3 and the Trafford LAIP. Sustainable transport schemes to support the allocations will be identified through more detailed transport modelling that will inform future stages of the Land Allocations Plan, in consultation with key stakeholders.	TfGM
1041	169	22	The Land Allocations Plan could consider the safeguarding or protecting from development, former rail alignments that may be used for future transport infrastructure.	The Council will consider the safeguarding or protection from development of former rail alignments that may be used for future transport infrastructure. Sustainable transport schemes to support the allocations will be identified through more detailed transport modelling that will inform future stages of the Land Allocations Plan, in consultation with key stakeholders.	TfGM
1041	170	22	A policies map could show planned improvements to transport infrastructure such as the Altrincham Interchange.	The policies map will show planned improvements and proposed enhancements to transport infrastructure across the Borough.	TfGM
1041	171	22	A policies map could show planned improvements to future transport schemes such as the Bridgewater Way.	The policies map will show planned improvements and proposed enhancements to transport infrastructure across the Borough.	TfGM
1041	180		There is also the issue of how to protect former railway alignments which have potential for future transport use, but have not yet reached the stage where a scheme can be included in the LTP. GMPTE considers that the most appropriate way of doing this is to include policies which protect alignments from severance unless there is an overriding reason not to do so. This would put the onus on	The Council will consider the safeguarding or protection from development of former rail alignments that may be used for future transport infrastructure. Sustainable transport schemes to support the allocations will be identified through more detailed transport modelling that will inform future stages of the Land Allocations Plan, in	TfGM

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			<p>a prospective developer to show that the need for the development was greater than the need to protect the alignment. Such a policy might be worded as follows:</p> <p>The Council will protect from development former railway lines which have an existing or potential function as a pedestrian footpath, cycle or bridleway or on to which a new public transport facility or an extension to an existing network might be introduced in the future unless an overriding need for the development can be demonstrated.</p> <p>The justification for the policy could amplify this by saying that development proposals will be assessed against the need for the development, the state of readiness of future transport proposals and whether the severance of the line would be critical to those proposals. Where there is no current potential for public transport use, GMPTE would still encourage local authorities to maintain the integrity of the alignment.</p> <p>We would therefore ask for all former rail alignments to be protected in this way. Network Rail is expected to commence the Manchester Hub Study early in 2008. This will consider the likely requirements for the heavy rail network in and around the Regional Centre over the next 10/30/60 years and will therefore help to provide a basis for the protection of land for future rail use.</p>	consultation with key stakeholders.	
1045	420	5	<p>The boundary of the Pomona Strategic Location should run along the northern edge of the Manchester Ship Canal. Extending as far east as the Woden Street footbridge and as far west as the point at which the Metrolink line crosses the canal. The southern boundary follows the northern</p>	<p>Pomona is a highly constrained site and the canals and railway viaduct create very clear and rigid boundaries to this 'island' site. As such the boundary suggested by Peel Holdings is logical and reasonable and can be used as the basis for</p>	Peel Holdings c/o Agent

Person ID	Comment ID	Page No	Summary Of Representation	Council Response	Organisation
			edge of the Metrolink line. It is considered that this proposed boundary reflects the natural boundary of this location given that this location is an 'island' with well defined edges.	the allocation in the Land Allocations Plan albeit the boundary should be extended westwards beyond the Metrolink bridge to include the land along Pomona Strand up to the White City Gyatory.	
1045	423	13	It is suggested that the Regeneration Area for Partington could follow the line of the 'green loop', with the Manchester Ship Canal forming the northern boundary and the disused railway the east. The 'green loop' could form a natural boundary to the Partington Regeneration Area which effectively contains the settlement within which regeneration efforts should be prioritised. If the inclusion of additional land within the Priority Regeneration Area is considered necessary by the Council, for example to provide additional housing land, this could be added to the boundary.	The PRA boundary for Partington, will be set by the lower super output data which reports in the 10% worst IMD and widened to include the neighbourhood of Partington. The key focus for the regeneration area is to provide a wide enough boundary to provide scope for regeneration developments and local population to support services & facilities. This will be bounded by the Manchester Ship Canal to the north, the railway line to the east and the Green Belt to the south and west.	Peel Holdings c/o Agent
1045	421	5	The suggested boundary for the northern component of the Trafford Wharfside Strategic Location is largely based upon the boundary as included in the Further Consultation on the Core Strategy Preferred Options (2009) consultation document, with a small extension to the west to include the Dry Docks and oil refinery site which includes the oil storage depot located on the southern side of Trafford Wharf Road. The inclusion of these two sites is suggested because they are currently non-compatible with the surrounding uses, especially considering the prominence of the Ship Canal frontage as a site for re-development. There is confidence that re-development opportunities will be brought forward for these sites within the Plan Period. In respect of the remainder of the Strategic Location to the	The support for the majority of the previously identified boundary is noted. The additional two sites proposed which would extend the boundary westwards are in quite heavy industrial use (essentially an oil terminal) which whilst they have become less compatible with land uses to the east as Mediacity:uk and ITV has developed they are still very much consistent with the traditional Trafford Park industrial uses to the west. In terms of current uses, the dry docks to the immediate east of the Valero oil refinery site represent a potential buffer between 'new' and 'old' uses and so the proposal to also include that site within the mixed-use Wharfside Strategic Location may not be appropriate in order to reduce the potential for conflict between different uses. In addition, the	Peel Holdings c/o Agent

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			south of Trafford Wharf Road, and subject to the boundary above being agreed, support is given to the boundary as previously identified by the Council in the 2009 draft Core Strategy document.	Regional Centre boundary stops at the ITV site so it may not be appropriate to extend the Wharfside boundary beyond this as this would be inconsistent with its designation in the Core Strategy. Also, the representator has provided no evidence as to how or what could be delivered on either the dry docks or oil refinery site which are in different ownership with the owners appearing to have different aspirations for the sites in question. Therefore, there are significant doubts that the site could come forward for the type of commercial or residential uses appropriate to Trafford Wharfside. The dry docks mark the boundary of the Regional Centre as shown in the Core Strategy, and it is therefore considered that the boundary of Wharfside should be consistent with this to reflect the different nature of uses being proposed there that are more in line with the objectives of the Regional Centre as a focus for business, retail, leisure, cultural and tourism development.	
1045	422	5	There is support for the creation of a sustainable mixed use development at Carrington, reflecting the components set out in Policy SL5 of the Core Strategy. It is suggested that the boundary for this Strategic Location should as a minimum include the area formerly designated as an Industrial Area, plus the remainder of Open Land outside the Green Belt. It may also be appropriate to treat the Green Belt boundaries around the Strategic Location with some flexibility to ensure the creation of a sustainable development and the meeting of development and infrastructure/greenspace needs.	The boundary for the Carrington Strategic Location includes the former UDP employment boundary, widened to include the other protected open land to the south (Core Strategy Policy R4) and the eastern industrial area along the railway line in Partington. This boundary offers the opportunity to deliver a range of uses including residential, employment and infrastructure to support the local community.	Peel Holdings c/o Agent

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1047	170		No specific suggestions.	Comments noted.	Northwest Regional Development Agency
1051	219	12	It is agreed that Broadheath does and will continue to play an important role in providing employment opportunities in the south of Trafford. The National Trust holds investment land at Dairyhouse Lane that is currently allocated for employment development. This land should remain allocated for appropriate employment purposes.	Agree. The Broadheath Industrial Estate is allocated for a range of Employment uses in the draft Land Allocations Plan, consistent with CS Policy W1.3. the Dairyhouse Lane site is specifically allocated as an employment opportunity site within the Broadheath Employment Area.	The National Trust
1051	223	22	It is considered that the vacant land at Dairyhouse Lane should continue to be allocated for employment purposes. The site is one of the few substantial areas left for development in the Atlantic Street area. Notwithstanding current market conditions, it remains an appropriate and attractive location for new employment development which already benefits from appropriate infrastructure.	Agree. Site is specifically allocated as an employment opportunity site within the Broadheath Employment Area.	The National Trust
1051	220	15	It is important that work on historic assets ensures that their wider settings are considered and that work is not limited to designated boundaries. It is important that each Conservation Area has an up to date Conservation Area Appraisal and Management Plan and that appropriate consideration is given to the use and enforcement of Article 4 Directions to ensure that key characteristics are not eroded over time.	Noted. Core Strategy Policy R2 makes provision for this. A review is under way of all conservation areas.	The National Trust
1051	218	11	The approach being promoted is consistent with the Core Strategy. It should be noted that the National Trust has land given to it and continuing to be held for investment purposes at Broad Oak Farm to the south east of Carrington. That land could be considered for residential.	It is noted that the approach being promoted in the Land Allocations Plan is considered to be consistent with the Core Strategy. However, in terms of Broadoak Farm, this site is within that land protected by Policies R4.7 and R4.8 of the Trafford Core Strategy. This land is	The National Trust

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				protected open land, excluded from the Green Belt, but not allocated for development in the Core Strategy or the Land Allocations Plan. The Core Strategy acknowledges that this land may be required to meet development needs beyond the Plan period, however it would be premature and contrary to the Core Strategy to allocate this site for residential development through the Land Allocations Plan.	
1051	217	7 - 10	For the Rural Communities it is agreed that appropriate protection needs to be maintained for the valued environmental assets, including landscape character. It should be noted that there are likely to be modest consequences arising from the National Trust's review of its overall Estate and the need to ensure that farm businesses are viable and important vernacular buildings have a viable future.	Noted	The National Trust
1051	216	7 - 10	The suggested Key Issues are generally supported. In particular the intention to retain Broadheath as the principal location for industrial development in the wider Altrincham area is supported.	Support noted.	The National Trust
1051	215		At the present time the National Trust does not have any individual sites that it wishes to put forward for allocation for development. The Trust is of course keen to ensure that sites of landscape importance and those designated for their historic and/or natural environment features (including their wider settings) are adequately protected and enhanced through the suite of DPDs, for example in accordance with national policy and RSS. Equally I do not anticipate that you are expecting details of each of these sites to be	Comments noted.	The National Trust

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			comprehensively provided on the standard form provided, indeed the vast majority are of course already identified in the adopted UDP. Suffice to say at this stage there are no additional sites that the Trust especially wishes to draw attention to at this time.		
1051	222	18	It should be noted that permission has recently been granted for new visitors' facilities at Dunham Massey and work is expected to commence in late 2012.	Noted	The National Trust
1055	160		Given Trafford Park's regional importance as a strategic employment area we would expect that all employment uses (B1, B2 and B8) will continue to be acceptable in this area	Agreed, the Core Strategy Policy W1 and proposed Land Allocations Policy EM1 allow for a range of B uses.	Brixton Plc c/o Agent
1055	161		We would recommend that Trafford Council adopt a more flexible approach to the allocation of sites on the edge of Trafford Park adjacent to Salford Quays/MediaCity:UK area of growth. Less restrictive land allocations in the areas to the south of Salford Quays and MediaCity:UK would allow Trafford to capture some of the inward investment that will generated through these developments in Salford.	Agreed, Core Strategy Policy SL2 and Land Allocations Policy WHA1 and 2 provide flexibility for development in the Wharfside area.	Brixton Plc c/o Agent
1055	162		Old Trafford football ground and Old Trafford cricket ground are both to the eastern edge of Trafford Park. These sporting venues are significant contributors to the local economy and attract a large number of visitors to the club stores and museum. Continued use and improvement of the Old Trafford area for sporting stadia with associated leisure and hospitality uses is supported and the proposed allocation would allow scope for alternative uses that could meet the unique development opportunities on offer in this area.	Agreed, the role of the football and cricket stadia is acknowledged within the Land Allocations Plan.	Brixton Plc c/o Agent
1066	146		It is not GMEU's role to specifically highlight sites within	The Land Allocations Plan identifies those Natural	Greater

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			<p>the strategic planning process, as it is expected that the hierarchy of statutory and non-statutory nature conservation sites (SSSI/SAC/LNR and SBIs respectively) will be fully protected by policies within the Core Strategy.</p> <p>GMEU would also anticipate that the developing Greater Manchester Ecological Frameworks, which supports Regional Spatial Strategy Policy EM1, will be adopted and formulated into an approach which is applicable to the local character of Trafford as a district.</p>	Assets protected by Policy R2 of the Core Strategy.	Manchester Ecology Unit
1066	148		In addition, the council should undertake a screening under the Habitats Regulations Assessment of the DPD once it is more formally developed.	Agreed, a Habitats Regulations Assessment Screening report has been undertaken in order to support the consultation draft plan.	Greater Manchester Ecology Unit
1066	147		<p>PPS9 states that any areas of ancient woodland within the plan area that do not have statutory protection should be identified. In addition PPS9 states that other important natural habitats types identified as being of principal importance for the conservation of biodiversity in England (Section 44 of the NERC Act) should also be conserved and opportunities identified to enhance and add to them. We would suggest that the council identify where such habitats occur within Trafford and we would recommend that the Carrington Moss area should be considered as an area where conditions are suitable for enhancing/adding to these habitats (e.g. heathland created and mossland restoration).</p> <p>In addition, certain species have been identified as requiring conservation action as species of principal importance for the conservation of biodiversity in England. PPS 9 states that Local authorities should take measures to protect the habitats of these species from further decline</p>	Ancient woodland is identified and protected in the LADPD. Carrington Mossland is identified as a GI opportunity area. Habitats that support important species are protected as natural assets.	Greater Manchester Ecology Unit

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			through policies in local development documents. We would suggest that the council should consider identifying sites where such species occur within Trafford.		
1070	117	18	The desired Art Gallery should be in the Altrincham Town Centre to attract visitors to the town – possibly the old Town Hall or behind the façade of the old Post Office in Stamford New Road.	Detailed allocations for Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Bowdon Conservation Group
1070	121	16	The existing Green Belt is retained and protected under the Core Strategy and this should be confirmed by the Land Allocations DPD as well as those areas currently designated under ENV 17, Protection of Landscape Character.	These will continue to be protected under GB1 and NE2 respectively	Bowdon Conservation Group
1070	120	16	All the existing sites of Nature Conservation Value, Tree and Hedgerow Protection and Special Landscape Features currently protected under ENV 9 and the Wildlife Corridors (currently ENV 10) in Bowdon should continue to be protected under the new DPD.	Noted. All existing sites will be protected	Bowdon Conservation Group
1070	118	15	The boundary of the Bowdon Conservation Area should be amended so that part of its eastern boundary runs along the back of the gardens of the houses on the eastern side of Portland Road. This will result in Portland Road, Winton Road, *Enville Road, Belgrave Road, *St Mary's Road and *Cavendish Road (* those parts of these roads not already in the Conservation Area) being included. These roads are typical of Bowdon containing in the main a mixture of large detached and semi-detached houses of Victorian, Edwardian and slightly later periods on good sized plots with typical boundary treatments and good tree cover.	A review of the Conservation Area boundaries is underway and will be subject to additional consultation by way of the Conservation Area Appraisal consultation process.	Bowdon Conservation Group
1070	115	10	Apartments above existing retail units in, for example, on Stamford New Road should be allowed. No permission for change of use from residential should be allowed in the	Detailed allocations for Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Bowdon Conservation Group

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			Town Centre and its immediate environs. Reversions to residential use from past conversions should be encouraged.		
1070	114	10	Because of changes in shopping habits with the opening of shopping centres such as the Trafford Centre and Broadheath Retail Park, there are now too many retail units in the Town Centre. Opportunities should be given for brownfield sites to be used for residential development.	Detailed allocations for Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Bowdon Conservation Group
1070	113	10	Residential development in Altrincham should be focused in the Town Centre which is sustainable given its easy access to transport, shopping and cultural facilities.	A significant amount of residential development is anticipated to take place in Altrincham Town Centre, in line with CS Policies L1 and W2, although the detail of this will be dealt with through the Altrincham Town Centre Neighbourhood Plan.	Bowdon Conservation Group
1070	112	10	In Bowdon there are no sites of any size available for residential development because it is already fully developed and is surrounded by Green Belt and areas of Protection of Landscape Character on its undeveloped boundaries. Existing development densities and plot sizes should remain to protect and enhance the character of the environment, landscape, skyline and historic features especially in the Conservation Areas which cover a large part of Bowdon; and be in accordance with the Core Strategy.	No residential development sites are allocated within Bowdon.	Bowdon Conservation Group
1070	111	10	There should be no increase in development densities in the Altrincham area.	Housing densities in Altrincham will be a matter for consideration in the production of the Altrincham Town Centre Neighbourhood Plan	Bowdon Conservation Group
1070	119	16 , 17	In Bowdon there are a number of open spaces that are protected by the Revised UDP. These are the Devisdale (ENV 18) and other sites elsewhere in Bowdon protected under OSR 5 and OSR 7. All the existing sites should be	Noted. These sites will continue to be protected under OS1	Bowdon Conservation Group

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			designated as protected open spaces within the Land Allocations DPD because the justification for their protection remains as compelling as when they were originally designated.		
1071	101		No comment made.	Comment noted.	Disability Rights Commission
1073	284	21	Allocated sites should be located in more sustainable locations with good public transport links. As set out in the LDF Core Strategy Protocol, unrestrained growth from development must not impact on the Strategic Road Network and the hierarchy of interventions should play a full part in the options that may come forward as part of the Core Strategy process. The hierarchy of interventions is: Ensure land is developed in sustainable areas first; where this is not possible for other overriding reasons or there are still residual car based impacts that need mitigating, travel planning techniques should be explored. Improvements to the public transport network should then be explored. Only as a last resort would pure highway infrastructure capacity improvements be acceptable.	The Council will continue to work with the Highways Agency and other key stakeholders to ensure that development is delivered sustainably. Sustainable transport schemes to support the allocations will be identified through more detailed transport modelling that will inform future stages of the Land Allocations Plan, in consultation with key stakeholders.	Highways Agency
1074	148		This early stage in the preparation of the DPD provides an opportune time to incorporate a review of boundaries of existing conservations and the need for the designation of further conservation areas.	Agreed, a review of the conservation area boundaries is underway.	English Heritage
1074	149		It is suggested that the need for a list of locally important parks and gardens to complement the English Heritage Register of Parks and Gardens in Trafford is examined.	These parks are identified on the Policies Map and protected through Policy HE2	English Heritage
1080	123	21	Paragraph 74 of the NPPF makes it clear that buildings and land used for open space, sport and recreation should not be built upon unless a robust and up-to-date assessment has been undertaken which has clearly shown	Noted. A playing Pitch Strategy is on going and an indoor facilities' audit planned	Sport England

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			<p>the open space or the buildings and land to be surplus to requirements. In terms of other types of facilities / land then Sport England would seek to protect the following (note this is not an exhaustive list): -</p> <ul style="list-style-type: none"> • Indoor sports facilities e.g. sports halls, gyms, swimming pools, tennis centres, athletics arenas etc • Outdoor facilities e.g. tennis courts, multi-use games areas, bowling greens, athletic tracks, golf courses, bodies of water used for watersports, mountain bike trails, equine facilities etc. <p>Sport England would oppose the loss or redevelopment of existing buildings and/or land used for sport unless it could be demonstrated that they are genuinely surplus to requirements or they would be replaced to an equivalent quantity and quality in a suitable location in line with the requirements of the NPPF and Sport England's planning policy objectives.</p>		
1080	124	21	<p>Whilst recognising that the Trafford leisure review document (which covers indoor sport facilities) is a summary document, this document is not an assessment of need that would allow for the disposal of an indoor sport facility. In relation to sports halls for example, the methodology behind the supply and demand analysis is unclear. It would appear that the figures have been sourced from Active Places Power. The document totals the supply of 'accessible' halls 2008 in Trafford; totals the demand for halls from Trafford's resident population; and a surplus of courts is identified. These figures do not take into account the interaction between supply and demand, though. For example, are the courts in the right place to be</p>	<p>An assessment of indoor facilities will be commissioned 2013/14 to support the Allocations Plan</p>	Sport England

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			able to meet the demand, how much demand is being met, where is demand being met, how much use of Trafford facilities is made by non Trafford residents etc. is not known. Importantly, no actual throughput data for sports halls is used to challenge or confirm the modelling outputs. It is likely that the quality of facilities, their management, programming, promotion and pricing will affect their actual level of usage.		
1080	125	21	In terms of outdoor sports, the evidence is more akin to an audit as opposed to an assessment of need and again would not satisfy Sport England in terms of being used to justify that a facility was surplus to requirement. In terms of playing fields, Sport England would require a playing pitch strategy (produced and adopted within the last 3 years) which is compliant with the methodology set out in Towards A Level Playing Field to demonstrate that there was any surplus of provision. However, Trafford does not have an up to date playing pitch strategy.	Noted. A playing Pitch Strategy is on going	Sport England
1080	121	21	Land and buildings used for sport and recreation should be considered as a constraint on development for other uses. It is recommended that any site appraisal process should seek to identify the use of sites for sport and recreation, and considers them in light of the protection offered by paragraph 74 of the National Planning Policy Framework and also Sport England's playing fields policy.	Noted. The SA criteria under objective S8 and E2 acknowledges potential impact of development on sport and open space sites	Sport England
1080	122	21	Should any development sites result in the loss of playing field(s), or land last used as playing field which has not been developed, Sport England would look to oppose the development unless one of 5 exceptions are met, as set out in "A sporting future for the playing fields of England".	Noted. The Policy references these exceptions.	Sport England
1096	174	16	Significance prominence should be given to river corridors,	Noted. The significance and value is recognised	Environment

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			such as the River Mersey, Sinderland Brook, Baguely Brook and Timperley Brook, many of which have no wildlife designation but have huge potential for environmental enhancement. Rivers are also important wildlife corridors and should be integral to the infrastructure in the borough.	and appropriate references included in Policy G11	Agency
1096	175	21	With regard to identifying new sites for development there will be a requirement for a buffer strip (min 8m) to be provided alongside any sites containing watercourses. These buffer strips should remain undeveloped. Also any sites should be in accordance with policies R2 and R3 in order to protect the local environment from inappropriate and non-sustainable development. Further details are given on the Environment Agency website.	Noted. The significance and value is recognised and appropriate references included.	Environment Agency
1096	176	22	All new developments will be required to ensure that development of public access and maintenance access is provided by the developer and maintenance arrangements are put in place.	Comment noted.	Environment Agency
1096	177	21	The Land Allocations Plan should consider safeguarding land from development where it is required for current and future flood management and where there is appropriate evidence to justify such safeguarding. This approach is supported by Paragraph 100 of the National Planning Policy Framework. Within Trafford there are flood storage basins at Sale Ees and Timperley which should be considered for safeguarding. The Environment Agency will provide further details in relation to these assets.	Agreed. The Land Allocations Plan contains a new policy safeguarding land from inappropriate development where it is required for flood management purposes, and the Environment Agency flood storage areas to which this policy relates are identified on the Local Plan Policies Map.	Environment Agency
1104	128		Land at Brooks Drive, Hale Barns - It is considered that the	There are no proposals to change Green Belt	Emery Planning

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			site should be removed from the Green Belt and the Green belt boundary should be redrawn accordingly. Should the Council not consider it appropriate to remove Brooks Drive from the Green Belt, it is considered that it should be identified as being 'washed over' by the Green Belt and in this location infilling should be allowed.	boundaries. This would be contrary to Core Strategy Policy R4.	Partnership
1106	110	20	The existing allocations of the following retail stores should be carried through to the Site Allocations DPD: Sainsbury's Supermarket, Curzon Road, Sale – this store and curtilage should be allocated as within Sale Town Centre (as existing). Sainsbury's Supermarket, Lloyd Street, Altrincham - this store and curtilage should be allocated as within Altrincham Town Centre (as existing). Sainsbury's Supermarket, Golden Way, Urmston - this store and curtilage should be allocated as being within Urmston Town Centre (as existing).	It is proposed that all of the named stores will be located within the defined boundaries of the respective town centres although the store in Altrincham will be covered by the proposed Altrincham Town Centre Neighbourhood Plan.	Sainsbury Supermarkets Ltd c/o Agent
1106	111	14	Support for the retention of the town and district centre boundaries as defined on the UDP proposal map as a minimum, however, there would be no support for a reduction to any of the existing boundaries because this would be contrary to the pro growth and sustainable development messages stated in the NPPF. Also it should be noted that whilst NPPF identifies that there may be a need to expand existing town centre boundaries, this should be informed by a robust evidence base.	Support noted. Apart from some amendments to reflect current facilities and functions, the boundaries of the town and district centres in the draft Land Allocations Plan are largely unchanged from the UDP allocations and are considered to be suitable in order to enable the sustainable growth of the town centres. It should be noted that the Altrincham TC boundary will be defined within the Altrincham TC Neighbourhood Plan.	Sainsbury Supermarkets Ltd c/o Agent
1106	109	11	An allowance should be made for the provision of small-scale retail uses in all strategic locations and locations for residential development. As advocated in paragraph 17 of the NPPF, mixed use development can bring significant benefits in creating sustainable communities. Retail	As detailed in the Trafford Core Strategic the Strategic Locations will incorporate appropriate community facilities (including retail) to support the needs of the residents. The provision of such services in other locations identified for residential	Sainsbury Supermarkets Ltd c/o Agent

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			development in particular can make a contribution towards creating sustainable communities by providing for local top-up needs within easy access of residential areas and, importantly, deliver economic growth by providing job opportunities within the local area. Furthermore, retail uses are often less sensitive than residential development in terms of amenity and can, therefore, act as a buffer between traditional employment uses and residential areas.	development will be dependent on the scale of housing proposed and the existing availability of such services.	
1106	112	14	The consultation report does not make reference to or ask for comments regarding the boundaries of defined local centres. Local centre boundaries are defined on the UDP Proposals Map and it is requested that these are consulted upon, revised where necessary and carried through to the Site Allocations DPD. The next round of consultation should specifically seek views on this issue. Local Centres provide for the top-up shopping needs of local communities and help to contribute towards the creation of sustainable communities that are less reliant upon private car travel to access everyday services and amenities.	Comments noted. The council is proposing to retain the majority of the Local and Neighbourhood Centres from the UDP with some modifications to reflect current facilities and functions of the centres. In addition, the Council is proposing the addition of a number of new Local Centres to reflect changes in existing groups of shops and brand new developments. These are all open for consultation in the draft Land Allocations Plan.	Sainsbury Supermarkets Ltd c/o Agent
1154	112		<p>Very interested to comment on land use in the Stretford area. Attended the Stretford neighbourhood Forum and took away a form which they found very difficult to complete is not a developer.</p> <p>Stretford already has lost its town centre and is the area most neglected by the Council. I have been actively involved in the friends of Longford Park and am pleased to see that the bid to the lottery has finally been submitted. It is appalling that such a site of historic interest has been let deteriorate. This would never have happened had the this site been in the south of the Borough.</p>	<p>Comments noted.</p> <p>The Consultation Draft Land Allocations Plan includes detailed policies for Stretford Town Centre and the wider Stretford area, including the protection of Longford Park.</p> <p>The area of land close to Old Trafford Metrolink station has now been developed as a depot for Metrolink.</p> <p>The draft Land Allocations Plan includes policies</p>	

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			<p>I am also interested in the land adjacent to the Metrolink interchange site - by Old Trafford Metrolink station and would value information about what is proposed here.</p> <p>Finally - area there any proposals by the Council to plant more trees in the streets of Stretford as I believe such initiatives could benefit the area and future generations.</p>	for the provision of specific Green Infrastructure across the Borough, including in Stretford.	
1158	108	5	<p>It is considered that the land at Ashton Old Hall Farm should be removed from the Green Belt. When considering minor boundary changes to the Green Belt land around Sale and Ashton, it is considered that there is no better site available. It is well defined and has defensible firm boundaries of the urban edge, dual carriageway road, and golf course boundaries which could form a logical future Green Belt boundary. In addition, it has a substantial tree belt alongside the road in the western field which creates a very strong visual boundary separating it from the wider area. The site is located in a sustainable location for the development of housing being immediately adjacent to the existing urban area and as such is well related to local jobs, shops, services and public transport links. Further justification for its release was presented to the Core Strategy Examination under "Main Matter 5".</p>	There are no proposals to change Green Belt boundaries. This would be contrary to Core Strategy Policy R4.	Homestar Investments Limited c/o Agent
1211	206	15, 16	<p>It is considered that the identification of land within the Land Allocations DPD at Davenport Green should not only include the land outside the Green Belt, but also the Rural Park. This will be crucial in securing the protection and enhancement of the Borough's environmental assets.</p>	The boundary of the rural park is identified alongside the Davenport Green development site within the Core Strategy (Appendix 4). This boundary will remain on the Policies Map that accompanies the Land Allocations Plan.	Royal London Asset Management
1211	200	11	No comments to make at this stage.	Noted	Royal London Asset Management

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1211	210	18	No comments to make at this stage	Comments Noted	Royal London Asset Management
1211	209	17	The proposals for Davenport Green include the creation of a significant area of public open space in the form of a Rural Park of 99ha which will significantly add to and enhance the existing hierarchy of green spaces within the Borough. It is considered that the social and environmental benefits associated with the creation of this Rural Park justify its allocation within the Land Allocations DPD.	Comments Noted	Royal London Asset Management
1211	208	15, 16	Further details are required within the Land Allocations DPD on the scope and uses of the Rural Park at Davenport Green. For example in relation to the landscape strategy and management plan for the park; public access and; timescales for delivery?	The policy within the Land Allocations Plan provides more detail on these issues.	Royal London Asset Management
1211	207	15, 16	The proposals for the Davenport Green Site as a whole will enhance biodiversity and will include ecological enhancement works, the management of other ecological areas, new landscaping, and the protection of existing landscape and woodland areas. Thus providing further justification for the allocation of the Davenport Green site within the Land Allocations DPD.	Comments noted.	Royal London Asset Management
1211	205	14	No comments to make at this stage	Noted.	Royal London Asset Management
1211	204	13	It is considered that, given the location of the Davenport Green site, there will be benefits for the surrounding area particularly for the Airport, the Hopsital and the regeneration area of Wythenshawe. It is considered that the development of the Davenport Green Site is in accordance with the Core Strategy because it will assist the Council in meeting	Comments noted. The Land Allocations Plan will remain consistent with the objectives of the Core Strategy.	Royal London Asset Management

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			its Strategic Objectives in relation to regeneration. In particular, Strategic Objectives SO2 ; SO3 ; SO5; SO6 and SO7.		
1211	203	12	It will be important to set out any specific requirements for a planning application on the Davenport Green site in respect of essential supporting technical information and key planning and design considerations. It is likely that the proposed use of the site will also include the need for ancillary supporting uses that will be complementary to the overall employment use of the site.	Agreed. The policy for Davenport Green within the draft Land Allocations Plan provides guidelines as to the type of development proposed for the site in line with Policy R4 of the Core Strategy.	Royal London Asset Management
1211	201	12	Within the Land Allocations DPD, it will be important to qualify the Council's interpretation of "high-quality" and "exemplar" development in order to ensure that any development proposal which comes forward satisfies the Council's expectations.	The policy for Davenport Green within the draft Land Allocations Plan provides guidelines as to the type of development proposed for the site and promotes development of a high quality in line with its status in the Core Strategy.	Royal London Asset Management
1211	199	10	It is considered that the development of the Davenport Green site will be complementary to the vitality and viability of Altrincham town centre, given the proposed employment offer. It is considered that the proposed development will stimulate inward investment which is likely to lead to benefits for the town and other areas of the Borough.	Comments Noted.	Royal London Asset Management
1211	198	5	The five strategic locations in the Borough are identified in Policies SL1 to SL5 of the Adopted Trafford Core Strategy. The general extent of each of these identified locations and The principles and criteria set out in the Core Strategy should provide the basis of the allocations of each of the strategic locations within the Land Allocations DPD. Although accepted that the Davenport Green site was not identified as a strategic site or Location within the Core	Comments noted. Davenport Green is allocated within the draft Land Allocations Plan in accordance with CS Policy R4.	Royal London Asset Management

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			Strategy, given the size (approx 136ha), location and attractiveness of the site it is considered that the site is of strategic importance to Trafford Borough. It is therefore considered that there is a strong case to allocate it for commercial-led development in the Land Allocations DPD in accordance with Policy R4 of the Adopted Trafford Core Strategy.		
1211	202	12	Policy R4 (4.4) requires the Davenport Green site to be accessible by transport modes other than the private car. The Council must set out its specific aspirations for access, and how it envisages these being achieved. It will important to work with the land owner in addressing these matters.	The policy for Davenport Green within the draft Land Allocations Plan provides guidelines as to the type of development proposed for the site including matters of access The Council will identify sustainable transport schemes to support development in the Borough through more detailed transport modelling that will be used to inform future stages of the Land Allocations Plan, in consultation with the landowner and other key stakeholders.	Royal London Asset Management
1239	101	5	It is considered that the Ridgeway Nurseries site, on Clay Lane/Ridgeway Road Timperley is an area which should be removed from the Green Belt. The proposal is not for an exceptional change, nor would it erode the character of the area or openness in this location in the manner described in the RSS. The removal would simply reflect the suburban character of the area in question where Green Belt designation serves no purpose. The retention of the current Green Belt boundaries does not accord with the principles detailed in the Framework.	There are no proposals to change Green Belt boundaries. This would be contrary to Core Strategy Policy R4.	Ridgeway Nurseries
1239	102	5	Two boundary options are put forward for consideration: Boundary Option A In this case, the Green Belt boundary should be redefined to locate down Clay lane; thus excluding	There are no proposals to change Green Belt boundaries. This would be contrary to Core Strategy Policy R4.	Ridgeway Nurseries

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			<p>the eastern element of the parcel of land bordering Ridgeway Road and the A5144 that consists of a predominantly residential element with a clearly defined urban form.</p> <p>This approach would also release the eastern element of the parcel of land including Bowdon Rugby Club from the Green Belt. The rugby club and the adjacent site has recently undergone major redevelopment and investment to ensure its long term viability; the removal of Green Belt classification will not adversely affect the character of the area as the playing fields are protected by policies OSR5: Protected Open Space and ENV17: Protection of Landscape Character Area. This change would allow more flexibility for the future development of these sites to safeguard their viability.</p> <p>Boundary Option B</p> <p>Should option A be deemed inappropriate, an alternative revision to the Green belt boundary is advocated. This would see the predominantly built up area removed from the Green Belt and thus allow the Green Belt to function as is intended in the NPPF.</p>		
1239	103	11	<p>Should a boundary change to the Green Belt in the vicinity of Ridgeway Nurseries, Timperley be deemed inappropriate it is requested that the site is allocated for residential purposes; thus enabling the regeneration of the site through recycling potentially derelict land and according with the fifth purpose that the Green Belt serves; "to assist in urban regeneration, by encouraging the recycling of derelict and other urban land." It is considered that the redevelopment of this sustainable suburban</p>	<p>In accordance with Policy R4 of the Trafford Local Plan: Core Strategy, no changes to the Green Belt boundary are proposed through the Trafford Local Plan: Land Allocations Plan.</p>	Ridgeway Nurseries

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			location would make a positive contribution to the provision of housing in Trafford without the need for a more strategic release of Green Belt land.		
1239	104	11	<p>The council cannot currently demonstrate a 5 year housing land supply. The 2011 SHLAA identifies that there is a 'total potential land supply' for the period 2011/12 to 2015/16 of 4,695 dwellings, which equates to a 6.8 year supply against the requirement of 3,470 set by the Core Strategy. However, paragraph 47 of the NPPF requires that the supply must be deliverable within the next 5 years. The housing trajectory at Page 23 of the 2011 AMR sets out the council's projected completions over the Core Strategy plan period. For the period 2011/12 to 2015/16, the anticipated completions are just 3,050. That equates to just a 4.4 year supply. Furthermore, that does not include the additional 5% also required by the NPPF, which would further increase the 5 year requirement. The absence of a 5 year supply is a material consideration in support of the proposal to remove the Ridgeway Nurseries from the Green Belt. The NPPF is clear at paragraph 49 that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply.</p> <p>Housing proposals should be considered in the context of the presumption in favour of sustainable development. It is considered that the site at Clay Lane is deliverable, subject to the granting of planning permission.</p>	<p>Sufficient housing land has been identified to meet the Core Strategy housing land targets. Therefore, in accordance with Policy R4 of the Trafford Local Plan: Core Strategy, no changes to the Green Belt boundary are proposed through the Trafford Local Plan: Land Allocations Plan</p>	Ridgeway Nurseries
1242	101	7	<p>There is support for the recognition of the need to deliver new development within Old Trafford. However, it is considered that the promotion of mixed use development within only the areas of Pomona and the Lancashire</p>	<p>Comments noted. The draft Land Allocations Plan contains a number of allocations for other uses within Old Trafford outside the Pomona and LCCCQ Strategic Locations.</p>	Derwent Holdings Ltd (DHL)

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			County Cricket Club Quarter would fail to deliver a number of the strategic objectives set out within the adopted Core Strategy including objectives SO2 and SO6. Instead it is suggested that mixed use development should be promoted across the whole area and specifically in areas which are accessible by a range of means of transport.		
1242	105	13	Support for the recognition of Old Trafford as a Priority Regeneration Area. However, the Indices of Multiple Deprivation (IMD) data should not be used to set the boundaries of this area because this would not take into account surrounding areas that are well related to the PRA which could assist in the regeneration of these areas. This should include those areas that can provide employment opportunities for the residential areas within the PRA including sites at White City Retail Park and on Talbot Road.	The PRA boundary for Old Trafford, will be set by the lower super output data which reports in the 10% worst IMD and widened to include the existing neighbourhood. The key focus for the regeneration area is to provide a wide enough boundary to provide scope for regeneration developments and local population to support services & facilities. White City Retail Park and 39 Talbot Road are included within the Old Trafford PRA boundary.	Derwent Holdings Ltd (DHL)
1242	102	7	Objective SO2 seeks to ensure the regeneration of the most disadvantaged communities in the borough. As Old Trafford is identified as a Priority Regeneration Area (Core Strategy Policy L3). It is considered that restricting mixed-use development to specific areas of this regeneration area would fail to deliver the regeneration of the wider PRA.	Core Strategy Policy L3.2 states that the Council will support appropriate development(s) that will reduce inequalities, secure regeneration benefits, create truly sustainable communities and make positive contributions(s). This could be for a range of uses and applies across the Old Trafford Priority Regeneration Area.	Derwent Holdings Ltd (DHL)
1242	104	12	It is considered important that areas of Old Trafford, other than just Pomona and the Lancashire County Cricket Club Quarter, are considered appropriate for employment development, along with other uses, where these are in a sustainable location.	There are a number of Local Employment Areas identified within Old Trafford, including Hadfield Street and the Cornbrook Business Park.	Derwent Holdings Ltd (DHL)
1242	103	7	Objective SO6 seeks to reduce the need to travel and promote significant levels of development in the most	Core Strategy Policy L3.2 states that the Council will support appropriate development(s) that will	Derwent Holdings Ltd (DHL)

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			sustainable locations in the borough. Whilst the location of both Pomona and Lancashire County Cricket Club Quarter is not questioned in sustainability terms, there are a number of other locations within Old Trafford that are also sustainable and would assist in meeting this strategic objective. This includes the area around Trafford Bar Metrolink Station and along key bus routes including Chester Road and Talbot Road.	reduce inequalities, secure regeneration benefits, create truly sustainable communities and make positive contributions(s). This could be for a range of uses and applies across the Old Trafford Priority Regeneration Area.	
1243	106	12	One of the core planning principles set out in Paragraph 17 of the NPPF highlights the importance of plans taking on board market signals as well as the needs of the business community. It is important that the plan recognises the volatile economic climate and that target setting does not result in inflexible policies and proposals which undermine the potential for delivery.	The draft Land Allocations Plan seeks to detail how the objectives of the Core Strategy will be delivered and includes mechanisms for allowing greater flexibility to ensure development targets are met.	Legal & General Property Partners Ltd c/o Michael Sparks
1243	101	2	Support for the fact that the consultation document acknowledges the key message of the NPPF in that it states that there will be a presumption in favour of sustainable development running through the plan. Related to this, there is a request that the Council's policies echo the Government's strong commitment to the creation of jobs and prosperity and its aim that the planning system does everything it can to support economic sustainable growth.	Comments Noted. The draft Land Allocations Plan has been drafted to be in line with NPPF.	Legal & General Property Partners Ltd c/o Michael Sparks
1243	102	7	Support for the importance of the Plan sharing its Vision and Objectives with those of the Core Strategy. There is also support for the focus on Places, in particular the identification of Trafford Park, given its regionally significant employment location, as a Place within the Borough with its own specific set of policies and site proposals.	Support noted.	Legal & General Property Partners Ltd c/o Michael Sparks

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1243	103	7	It is considered that there is a the need to accommodate development for the growing key business sectors as well as other higher value leisure uses to balance the traditional established industrial base within Trafford Park as part of the objective to provide for a greater diversification of land uses. It is suggested that this will require policies and proposals to be as flexible as possible.	Policies for Trafford Park promote flexibility in the type of employment development whilst ensuring that the core employment function is not compromised by the introduction of other, inappropriate uses.	Legal & General Property Partners Ltd c/o Michael Sparks
1243	104	5	It is considered important that provision is made for ancillary retail uses within a Strategic Location in order to make it competitive against other employment locations in terms of being able to attract a highly skilled workforce as well as meeting the need for sustainable development.	The draft Land Allocations Plan policies allow for retail uses within the Strategic Locations to support the needs of the residential and business communities in the area.	Legal & General Property Partners Ltd c/o Michael Sparks
1243	105	12	Given the uncertain economic outlook which is reflected in the guidance set out in the NPPF, it is considered necessary to have as much flexibility in the wording of both policies and proposals in the Trafford Local Plan. Paragraph 14 of the NPPF stresses the importance of local plans having sufficient flexibility to adapt to rapid change. Also paragraph 22 warns against long term protection of sites where there is no real prospect of development. For example the existing proposal for Trafford Park Core Area, Proposal TP1 of the UDP is restrictive and should be made more flexible.	The draft Land Allocations Plan policy for Trafford Park promotes flexibility in the type of employment development whilst ensuring that the core employment function is not compromised by the introduction of other, inappropriate uses, such as residential.	Legal & General Property Partners Ltd c/o Michael Sparks
1244	106	22	One of the core principles set out in Paragraph 17 of the NPPF highlights the importance of plans taking on board market signals as well as the needs of the business community. It is important that the Plan recognises the volatile economic climate and that target setting does not result in inflexible policies which undermine the potential for delivery.	Comment noted; the Land Allocations plan has been drafted to allow for some flexibility in delivery.	Canmoor & Harbert
1244	105	7	Given the continuing uncertain economic outlook which is	Comment noted; the Land Allocations plan has	Canmoor & Harbert

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			reflected in the guidance set out the NPPF , it is necessary to have as much flexibility in the wording of both policies and proposals in the Trafford Local Plan: Land Allocations. Paragraph 14 of the NPPF stresses the importance of local plans having sufficient flexibility to adapt to change. Also paragraph 22 warns against long term protection of sites where there is no real prospect of development. For example the existing saved UDP Policy for Trafford Park Core Area (TP1) is restrictive and should be made more flexible.	been drafted to allow for some flexibility in delivery.	
1244	104	5	It is important that provision is made for ancillary retail uses within a Strategic Location in order to make it competitive against other employment locations in terms of being able to attract a highly skilled workforce as well as meeting the need for sustainable development.	Agreed policies allow for commercial uses within the Strategic Locations to support the needs of the communities within them.	Canmoor & Harbert
1244	103	7	Policies will need to be flexible in order to ensure that the need to accommodate development for the growing key business sectors is balanced against other higher value leisure uses in order to balance the traditional established industrial base within Trafford Park as part of the objective to provide for a greater diversification of land uses.	Comment noted, ; the Land Allocations plan has been drafted to allow for some flexibility in delivery.	Canmoor & Harbert
1244	101	2	Support for the reference to the key message in the NPPF of a presumption in favour of sustainable development. However the policies should also echo the Government's strong commitment to the creation of jobs and prosperity and its aim that the planning system supports economic sustainable growth.	Comment noted. The Land Allocations Plan supports sustainable economic growth.	Canmoor & Harbert
1244	102	3	Support for the proposal to share the Vision and Objectives with the Trafford Core Strategy. Support also for the focus of Places, and in particular of Trafford Park given its importance as a regionally significant employment	Comment noted	Canmoor & Harbert

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			location, as a Place within the Borough with its own specific set of policies and site proposals.		
1249	101		It is considered that the proposed boundary for the Trafford Centre Rectangle Strategic Location should reflect the natural boundary of the Strategic Location as it follows the four main barriers which enclose the site; the M60, Manchester Ship Canal, Parkway dual carriageway (A5081) and the Bridgewater Canal.	Agreed. The proposed boundary of the Trafford Centre Rectangle is as suggested.	Peel Holdings & Capital Shopping Centres
1250	101	22	Because there are major hazard sites and pipelines, and associated consultation zones, within Trafford, it would be helpful to indicate to potential developers the constraints likely to be imposed by their presence. Therefore, although there is not thought to be a legal requirement to show the consultation zones on a land allocations plan, the Health and Safety Executive strongly recommends that they are shown on the Policies Map.	The Council is proposing to provide the data regarding HSE hazardous consent consultation zones via the Council on-line mapping data for the public to access. The release of pipeline data is to be agreed with each pipeline owner, as this is seen as sensitive data. This option is preferred, because the on-line data can be updated regularly.	Health & Safety Executive
1250	102	22	It is recommended that the routes of any major hazard pipelines are marked on the policies map, because it is considered that most incidents involving damage to buried pipelines occur because third parties are unaware of their presence.	The Council is proposing to provide the data regarding HSE hazardous consent consultation zones via the Council on-line mapping data for the public to access. The release of pipeline data is to be agreed with each pipeline owner, as this is seen as sensitive data. This option is preferred, because the on-line data can updated regularly.	Health & Safety Executive
1251	101	10	As the Core Strategy continues to define Altrincham as Trafford's Primary Town Centre, it is of paramount importance that all planning (and other) policies adopted by the Council seek to support this designation. It should be one 'test' against which all proposals potentially impacting on the Town Centre should be assessed.	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1251	102	10, 14	The principal causes of the decline of Altrincham Town Centre, as a primary retail location, are considered to be	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC	Chair of the Spatial Developments

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			the impact of the Trafford Centre and other out-of-town developments particularly at Broadheath but also the expansion of petrol filling stations and garden centres to embrace a wide range of retail activity; the growing importance of internet shopping and the extended recession still being experienced. It is therefore important that planning policies seek to consolidate the Town Centre as a Primary Retail location and resist any further expansion of (a) out-of-town retail in all its forms and (b) any expansion of the general retail footprint of ATC itself.	Neighbourhood Plan.	Workstream (Altrincham Forward)
1251	103	10, 14	The question is raised as to whether the overall footprint of Town Centre is now too large and needs to be constrained in order to help to effectively consolidate the town centre. The Altair development is the best example of where general retail should not extend although there may well be a case for some leisure related retail in this location given the concentration of leisure uses to the east of Stamford New Road.	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1251	104	10, 14	One way that demand for retail and other town centre uses can be stimulated is to increase the town centre population, both those who work there and those who live there, thereby increasing footfall and demand both during the day and in the evenings and at weekends.	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1251	105	10, 14	The opportunity should be taken to increase the provision of Grade A office accommodation and new residential accommodation in at the 'old' hospital site and the Altair site . Any future redevelopment opportunity in the ATC should seek to promote a mix of uses aimed at increasing demand in the town centre as well as improving the quality of supply.	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1251	106	10,	There is scope to increase the resident population in	Matters relating to Altrincham Town Centre will be	Chair of the Spatial

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		14	Altrincham Town Centre by actively encouraging the conversion of first, second and third floor accommodation above shops and offices into flats/apartments. Consideration should be given as to how this can be actively encouraged and stimulated, possibly through planning and other (eg financial) policies.	dealt with through the Altrincham TC Neighbourhood Plan.	Developments Workstream (Altrincham Forward)
1251	107	10, 14	It is of critical importance that the issue of quality influences all aspects of the future development of Altrincham town centre, including taking appropriate account of the towns architectural heritage; securing increasing quality in the nature of new retail outlets; attracting top quality hotel(s); achieving the highest possible standard of public realm. Altrincham Town Centre needs to build up its reputation for quality in all areas of town centre activity. The theme of Quality should run through all relevant planning (and other appropriate) policies.	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1251	108	10, 14	Public sector activity should be attracted into Altrincham town centre. This type of activity is very limited at present, but it represents a real opportunity to increase footfall/demand in the town centre. This could include functions of Trafford College; the Council or; Marketing Manchester .	Matters relating to Altrincham Town Centre will be dealt with through the Altrincham TC Neighbourhood Plan.	Chair of the Spatial Developments Workstream (Altrincham Forward)
1258	1		Recommend Cornbrook Road is developed for housing.	No site plan submitted, however it is considered that the the site is within Manchester.	
1280	101		It is requested that the previously developed portion of Ringway Golf Club is removed from the Green Belt in order to allow more flexibility for minor developments to take place. The protection of landscape character and wildlife corridor should also be removed from this part of the glocf club site only.	There are no proposals to change Green Belt boundaries. This would be contrary to Core Strategy Policy R4.	Ringway Golf Club

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1292	101	21	There is a need to take the Major Accident Hazard pipelines into account during the site selection process, particularly in terms of any sites in the proximity of the Carrington Jetty pipelines and/or the Stanlow to Carrington Common Easement Pipeline. Consideration should also be given to showing the route(s) on the new Local Plan Policies Map.	The pipelines will not be shown on the Land Allocations Policies Plan but will inform the Plan and along with the hazardous substance consent zones, they will be available via the Council's on-line mapping data.	Essar Oil (UK) Ltd (c/o agent)
1298	101		Land west of Canal banks. Wood Lane / Oak Road Estate / Shopping Centre (Central Road) Stop depopulation, crime and poverty. Poor housing estates, run down shop centre, neglected housing and canal banks neglected. Compulsory purchase shop centre to rebuild after demolish public order, parish referendum to be ordered. Also incinerator for land west of Partington. To demolish/rebuild estates, affordable homes, better economic homes to rent/buy, eco homes railway tram links, new roads etc Eastern area interest no opposition allowed after TMBC support for Peel.	Comments noted.	

