

Trafford Local Development Scheme 2016-2019

February 2016

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Trafford Council

Local Development Scheme 2016 – 2019

1. Introduction:

- 1.1 The Council is required to prepare a Local Development Scheme (LDS) to set out the programme for the preparation of new planning policy documents over a three year period. Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare and maintain an LDS.
- 1.2 This version of the LDS specifically sets out the timetable and other arrangements for the Greater Manchester Spatial Framework (GMSF), together with an indicative timetable for the production of Trafford's Local Plan once the GMSF has reached its submission stage.
- 1.3 The LDS also contains a supporting statement which sets out the Council's procedures and protocols which will be followed in the production of the Local Plan.
- 1.4 Whilst every effort has been made to make this LDS as clear as possible, it is appreciated that the planning system can on occasions be complicated and difficult to understand. For this reason a glossary of terms and acronyms used in this LDS has been provided at the end of the document.

2. Local Development Documents

- 2.1 The National Planning Policy Framework (NPPF)⁽¹⁾ sets out that:

Para 150 - Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

Para 151 - Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.

¹ www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2.2 The underlying principles behind the preparation of Local Plans and other Local Development Documents are:

- To produce a system that allows plans and policy to be more responsive to change and capable of being updated in shorter time frames;
- To facilitate continuous stakeholder and community involvement to build consensus in plan making;
- To have a clear approach to community involvement;
- To have a requirement for a comprehensive evidence base; and
- To have a programme managed approach to plan making that adds greater certainty to plan production time-scales that can be measured.

2.3 There are a number of different types of Local Development Documents (LDD) which collectively are called the Local Development Framework (LDF) which form the statutory Development Plan also known as the Local Plan. The Community Infrastructure Levy is not an LDD, however, it is included in the list below because it forms part of the Development Plan:

- **Development Plan Documents (DPDs):** these make up the statutory Development Plan. DPDs must be in conformity with national policy set out in the National Planning Policy Framework (NPPF). Each DPD will be subject to an independent examination by the Planning Inspectorate whose recommendations will be binding on the Council.
- The adopted **Policies Map** is also a DPD that must be included within the Local Plan. It has to be revised each time a new DPD which incorporates land allocations is adopted. Up-to-date plans/policies under the old planning system can be brought forward and "saved" in parallel to the Local Plan. A number of the policies in Trafford's Revised UDP have been saved (see Core Strategy Appendix 5 'Proposed Replaced UDP Policies').
- **Statement of Community Involvement (SCI):** this sets out how the stakeholders and the community will be able to be involved in the preparation of LDDs and in the determination of planning applications.
- **Supplementary Planning Documents (SPD):** these provide detailed guidance on specific sites and topic areas to supplement DPDs.
- **Community Infrastructure Levy (CIL):** sets the CIL rates chargeable in the authority's area to support the delivery of strategic/local infrastructure to enable planned growth and forms part of the Development Plan.

3. Structure of Trafford's Local Development Framework

Development Plan Documents

3.1 The Council intends to prepare (or begin preparing) the following DPDs within the three year timescale of this LDS:

- **Greater Manchester Spatial Framework (GMSF):** Being prepared jointly by the ten Greater Manchester (GM) authorities the GMSF will focus primarily on housing and employment land requirements for GM, the infrastructure requirements to deliver this and the environmental capacity of GM to accommodate this in the most sustainable manner; and
- **Trafford Local Plan:** will be prepared by the Strategic Planning and Growth Team. It will be in accordance with the GMSF and will set out a vision, core objectives and new allocations for housing, employment and other purposes and will identify the areas to be safeguarded from development. Consultation on the Trafford Local Plan will commence following submission of the GMSF.

3.2 Trafford's LDF currently comprises the following adopted DPDs and Community Infrastructure Levy, in addition to the saved Unitary Development Plan policies 'proposed replaced UDP policies' as detailed in Core Strategy Appendix 5 (adopted January 2012):

- **Trafford Core Strategy** (January 2012), setting the overall spatial strategy and vision for the borough, establishing the broad aims and objectives for the use of land;
- **Greater Manchester Joint Waste Development Plan** (April 2012), identifying sites required to meet Greater Manchester's future waste management needs and development management policies to enable effective and appropriate development of those sites;
- **Greater Manchester Joint Minerals Development Plan** (April 2013), showing how Trafford Council together with the other Greater Manchester Local Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters;
- **Policies Map** an Ordnance Survey base map on which all the policies and proposals in Development Plan Documents and saved policies which have geographical expression are annotated;
- **Community Infrastructure Levy** approved by the Council 26th March 2014 and came into effect on 7th July 2014. It sets the rates chargeable in the authority's area to support the delivery of strategic/local infrastructure to enable planned growth; and
- **Statement of Community Involvement:** adopted October 2015, it sets out how the Council involves people in the development of planning policies and applications.

- 3.3 Further details of these DPDs, including downloadable copies, are available via www.trafford.gov.uk.
- 3.4 In preparing and adopting any new DPD the Council will have regard to whether amendments or additions to the Policies Map are required. The Policies Map itself has the same status as a DPD. The current Policies Map is that adopted with the Revised UDP (2006) with amendments following adoption of the two joint Greater Manchester DPDs detailed above, the adopted Core Strategy and adopted Conservation Area Appraisals. The Policies Map can be viewed at www.trafford.gov.uk

Proposed Replaced Unitary Development Plan Policies

- 3.5 The provisions of the Planning and Compulsory Purchase Act 2004 allow for existing statutory plans and policies to be “saved” until the Local Development Framework replaces them, with the agreement of the Secretary of State. Trafford assessed the policies detailed in the Unitary Development Plan (UDP), and the full set of policies proposed to be saved until replaced by an LDF document are listed in Core Strategy Appendix 5 ‘Proposed Replaced Unitary Development Plan Policies’ (adopted January 2012).
- 3.6 Following the adoption of the Core Strategy in January 2012, the Council reviewed the Supplementary Planning Guidance/Documents linked to the Council’s UDP (adopted June 2006) and concluded they remained consistent with Development Plan policy and current legislation/government guidance. Therefore because they remained relevant to the decision making process in Trafford, on the 9th February 2012 the Council’s Planning Committee adopted these documents for development management purposes. They will remain in place until such time that they are formally reviewed in the context of the new planning framework for Trafford.

Neighbourhood Planning

- 3.7 Under the Localism Act 2011 communities can now apply to the Council for the necessary powers to prepare a Neighbourhood Plan setting out a vision for their local area and general planning policies to guide development in their neighbourhood. Applications can be made for the designation of a Neighbourhood Area for which the vision and policies would be prepared and for the establishment of a Neighbourhood Forum who have the powers to prepare neighbourhood plans outside of parished areas. A Neighbourhood Plan, once adopted, forms part of the Local Plan and must be in general conformity with its strategic policies. Once adopted Neighbourhood Plans are used in the determination of planning applications within the designated area.
- 3.8 Trafford has two designated Neighbourhood Areas:

- Altrincham Town Centre Neighbourhood Business Plan; and
- Trafford Park Business Neighbourhood Plan

3.9 Only one Neighbourhood Forum has been established, this is in Altrincham town centre, further information is available at www.trafford.gov.uk

Supplementary Planning Documents

3.10 The following Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) are currently available to provide guidance on the implementation of the policies of the Local Plan:

- SPD1: Planning Obligations (July 2014)
- SPD2: A56 Corridor Development Guidelines (March 2007)
- SPD3: Parking Standards and Design (February 2012)
- SPD4: A Guide for Designing House Extensions and Alterations (February 2012)
- SPD5 – Conservation Areas (October 2014):
 - SPD5.1 - George Street Conservation Area Appraisal
 - SPD5.2 - Goose Green Conservation Area Appraisal
 - SPD5.3 - Old Market Place Conservation Area Appraisal
 - SPD5.4 - Stamford New Road Conservation Area Appraisal
 - SPD5.5 - The Downs Conservation Area Appraisal
- PG1 New Residential Development (September 2004)
- PG3 Houses in Multiple Occupation (June 1992)
- PG4 Residential Care Homes and Nursing Homes for the elderly (July 1997)
- PG5 Day Nurseries and Playgroups (September 1997)
- PG6 Use of Residential Property for Business Purposes (January 1993)
- PG7 The Downs, The Devisdale, Bowdon, Ashley Heath (June 1992)
- PG8 South Hale Conservation Areas (January 1996)
- PG9 Residential Development in Brooklands (November 1994)
- PG10 Historic Buildings - Sash Windows (Not Known)
- PG11 Historic buildings - Exterior Doors (November 1995)
- PG12 Industrial Development (April 1994)
- PG13 Hot Food Take Away Shops (February 1993)
- PG14 Advertisements (July 1995)
- PG15 Satellite Dishes (October 1991)
- PG16 Noise Standards (April 1995)
- PG17 Shop Fronts (July 1997)
- PG18 Fencing (November 1995)
- PG19 Car Boot Sales (December 1995)
- PG20 Service Uses in Trafford Park (January 1997)
- PG23 Linotype Estate Conservation Area, Broadheath, Altrincham (November 2000)

- PG24 Crime and Security (September 2002)
- PG30 Landscape Strategy (September 2004)

3.11 The Council regularly reviews these documents and, as appropriate, will consult on revisions to the documents, in line with national guidance.

Availability of Documents

3.12 All of the documents from the LDF will be made available in printed and electronic form in accordance with the Council's SCI. In printed form the documents will be made available for inspection and purchase from the Council offices at Trafford Town Hall, Stretford and Waterside House, Sale and for inspection at all Trafford libraries. All documentation is available to view in electronic form on the Strategic Planning and Growth pages via www.trafford.gov.uk.

4. Development Documents Plan Timetable

4.1 The table below sets out the schedule for the proposed Development Plan Documents to be prepared by jointly or solely by Trafford Council between 2016 and 2019, together with a description of the purpose of each document.

Development Plan Documents – Table 1

Document Title	Purpose	Chain of Conformity	Initial Consultation	Pre-publication consultation	Publication	Submission	Examination in Public	Adoption
Greater Manchester Spatial Framework	A strategic document primarily setting out future housing and employment requirements across GM, the infrastructure requirements to deliver this and the environmental capacity of GM to accommodate this in the most sustainable manner.	National Planning Policy	Consultation on Objectively Assessed Need (Nov 2014) Consultation on vision, strategy and growth options (Oct 2015 – Jan 2016)	Consultation on Draft Plan (Sept – Nov 2016)	July 2017	Nov 2017	Feb – April 2018	Jan 2019
Policies Map	Maps the policies contained within the DPDs and saved policies (Revised UDP)	Core Strategy and other adopted DPDs	The Policies Map DPD is to be developed in line with the timescales for all other DPDs. It will be amended and re-published as necessary upon adoption of each DPD.					
Trafford Local Plan	This will set out a vision, core objectives and new allocations for housing, employment and other purposes and to identify the areas to be safeguarded from development.	National Planning Policy, GMSF	Spring 2018	Winter 2018	Summer/Autumn 2019	Summer 2020	Autumn 2020	Early 2021

5. Local Development Document Profiles

5.1 The following pages provide more detailed profiles detailing the purpose, scope and monitoring for each adopted and emerging LDD, and the CIL.

DOCUMENT TITLE	CORE STRATEGY
Purpose	Sets out the key elements of the planning framework for the borough comprising spatial vision and strategic objectives, spatial strategy, core policies and monitoring and implementation framework.
Coverage	Whole Borough
Type of Document	Local Plan
Conformity	National planning policy
Timetable	The Core Strategy was adopted by the Council on 25 th January 2012. It supersedes many (but not all) of the policies set out in the Trafford Revised UDP; a schedule of those UDP policies that are proposed to be replaced by LDF documents is set out in Appendix 5 of the Core Strategy.
Monitoring and Review	The Core Strategy covers the period to 2026. It is monitored on an annual basis and will be reviewed if the monitoring highlights such a need, or if changes to higher level policy require such.

DOCUMENT TITLE	POLICIES MAP
Purpose	An Ordnance Survey base map on which all the policies and proposals in Development Plan Documents and saved polices which have geographical expression are annotated.
Coverage	Whole Borough
Type of Document	Local Plan
Conformity	Core Strategy and all Development Plan Documents
Timetable	The Policies Map will be updated to reflect individual DPDs with each update annotated on the key.
Community/Stakeholder Involvement	Engagement will be conducted in accordance with the Council's Statement of Community Involvement.

DOCUMENT TITLE	GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF)
Purpose	The GMSF will focus primarily on housing and employment land requirements for Greater Manchester, the infrastructure requirements to deliver this and the environmental capacity of GM to accommodate this in the most sustainable manner.
Coverage	Greater Manchester
Type of Document	Joint DPD
Conformity	National planning policy
Timetable	See Table 1 above
Community/Stakeholder Involvement	Engagement will be conducted in accordance with the Council's Statement of Community Involvement.

DOCUMENT TITLE	TRAFFORD LOCAL PLAN
Purpose	This will set out the vision, core objectives and new allocations for housing, employment and other purposes and to identify the areas to be safeguarded from development broad spatial strategy for the development of the Borough.
Coverage	Whole Borough
Type of Document	Local Plan
Conformity	National planning policy, GMSF
Timetable	The timetable for the initial consultation on the Local Plan will commence following the submission of the GMSF.
Community/Stakeholder Involvement	Engagement will be conducted in accordance with the Council's Statement of Community Involvement.

DOCUMENT TITLE	GM JOINT WASTE PLAN
Purpose	<ul style="list-style-type: none"> • Sets out the vision and spatial objectives relating to waste for the Greater Manchester area; • Develops the main policies and broad framework for implementation and monitoring in Authorities Monitoring Reports (AMRs); • Details how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters; • Sets out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; • Plans for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; and • Sets out broad and detailed criteria based policies for the plan area.
Coverage	The Greater Manchester sub-region, including Trafford Borough.
Type of Document	Joint Development Plan Document
Conformity	European legislation, national planning policy and each of the planning authority's Core Strategy Development Plan Documents, Core Strategy.
Timetable	Adopted 1 st April 2012
Monitoring and Review	Annual monitoring is carried out by the Greater Manchester Minerals and Waste Planning Unit, as they are the most appropriate body to undertake this work. A report is produced annually and incorporated into each authority's AMR.

DOCUMENT TITLE	GM JOINT MINERALS PLAN
Purpose	<ul style="list-style-type: none"> • Sets out the strategic aims and objectives relating to minerals for the Greater Manchester area; • Develops the main policies and broad framework for implementation and monitoring; • Details how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters. • Sets out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources; • Safeguards existing rail head, wharfage, and other storage and handling facilities and identifies future sites to accommodate such facilities; • Safeguards rail and water-served sites for concrete batching, coated materials, and the reprocessing of recycled and secondary materials into aggregate, and, where appropriate, identifies future sites for these uses; • Indicates areas where future working might be sustainable; • Identifies Mineral Safeguarding Areas (MSAs) • Includes a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals/policies maps; and • Sets out detailed criteria based and site specific policies for the plan area.
Coverage	The Greater Manchester sub-region, including Trafford Borough.
Type of Document	Joint Development Plan Document
Conformity	National planning policy and each of the District's Core Strategy Development Plan Documents.
Timetable	Adopted April 2013
Monitoring and Review	Annual monitoring will be carried out by the Greater Manchester Minerals and Waste Planning Unit as they are the most appropriate body to undertake this work. A report is produced annually and incorporated in to each district's AMR.

DOCUMENT TITLE	COMMUNITY INFRASTRUCTURE PLAN
Purpose	<p>To set the CIL rates chargeable in the authority's area to support the delivery of strategic/local infrastructure to enable planned growth.</p> <p>The Community Infrastructure Levy will detail:</p> <ul style="list-style-type: none"> i) The rates (set at pounds per square metre) at which CIL is to be chargeable in the authority's area; ii) A map which identifies the location and boundaries of zones where a charging authority sets differential rates; iii) An explanation of how the chargeable amount will be calculated.
Coverage	Whole Borough
Type of Document	Community Infrastructure Levy
Conformity	Trafford Core Strategy, national planning policy
Timetable	Approved by the Council 26 th March 2014 and came into effect on 7 th July 2014.
Monitoring and Review	The Council will monitor CIL through the Local Plan Authority Monitoring Report. In the event of significant changes in circumstances, the Council will assess the need to review the CIL charging schedule and will regularly review infrastructure delivery and economic viability.

6. Council Reporting Procedures

- 6.1 Each stage of a DPD's preparation will be reported to the Council Executive and full Council as appropriate and in accordance with the current regulations and the Council's Constitution.
- 6.2 Each stage of a SPD's preparation will be reported to the Executive Member and Council Executive as appropriate and in accordance with the current regulations and the Council's Constitution.

7. Risk Assessment

- 7.1 The programme of work set out in this LDS has been drawn up within the framework of current national policy advice, current Council priorities and staff resource capacity. The ability of the Council to adhere to the programme presented, however, may be at risk if any part of this framework is subject to significant change.
- 7.2 Further to the above, the remaining areas of risk to the identified programme of work and mitigation measures can be summarised as follows:

Risk	Problem	Mitigation Measure
Staff Resource Capacity	The effect of a change in the number of staff available to do the work arising either from staff turnover, long-term illness or organisational change within the Council or in the Joint Association of Greater Manchester Authorities with particular reference to production of the GMSF.	It is not possible to predict when and where this will happen. The programmes for the production have been devised with sufficient allowance to mitigate this. Responsibility of staff resource for the GMSF is shared by the ten GM authorities.
Programme Slippage	The production of plans within set timescales.	This progress of plans will be monitored and any slippage will be minimised by reallocating staff as necessary or appointing external consultants where there is adequate funding and if technical expertise is required.
Consultation Fatigue	The community are being consulted by many different agencies over a wide range of	We will seek to minimise consultation fatigue by consulting on a number of

Risk	Problem	Mitigation Measure
	issues.	documents at the same time and to ensure co-ordination of consultation across Greater Manchester on the GMSF.
Local Stakeholder Capacity	The effect of capacity constraints inhibiting the ability of community and local organisations to participate at key stages of Plan production.	Monitoring and taking appropriate steps to ensure the effective implementation of the stakeholder consultation arrangements are put in place. The LDS provides forward notice of the Council's Local Plan programme. Local stakeholders are informed of an adoption of a revised LDS to help them plan their resources.
Joint Evidence Documents	Delays to the publication of joint evidence base documents.	The production of these documents will be supported with staff resources and progress closely monitored.
National Planning Policy	Revisions to national planning policy guidance and procedures.	The monitoring of national planning policy revisions and respond to changes early.
Soundness of Plan Documents	The DPDs failing the tests of soundness.	Risk will be minimised by working closely with the Council's legal team, the Planning Advisory Service and the Planning Inspectorate at all key stages.
Capacity of the Planning Inspectorate (PINS)	PINS ability to resource examinations.	<p>This risk lies outside of the control of the Council and we may have to accept some slippage of the timetable. The Planning Team will engage in early and on-going dialogue with PINS.</p> <p>The LDS would need to be amended accordingly.</p>

8. Monitoring and Review of the Scheme

- 8.1 The Council is required to monitor and report annually on the effectiveness of its planning policies and proposals. The Council has published its monitoring report since 2005.
- 8.2 The Authority's Monitoring Report (AMR) assesses the following:
- A summary of development performance and progress since adoption of the Core Strategy (January 2012) and the current reporting year;
 - A housing development trajectory for the Local Plan period;
 - A summary appraisal of the effectiveness/appropriateness of the existing development plan policies operating across the Borough;
 - A summary appraisal of the progress being made in preparing the Local Plan;
 - A summary of the new planning policy guidance documents published during the reporting year relevant to the preparation of the Trafford Local Plan; and
 - Key findings and implications for future monitoring and Local Plan preparation work.
- 8.3 As a result of monitoring the Council will consider what changes, if any, need to be made to the LDDs and will bring about any such through of the review of the LDS as necessary.

9. Glossary of Terms and Acronyms used in this LDS

Term / Acronym	Explanation
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Documents
Evidence Base	The information and data that have informed the development of policies.
GM	Greater Manchester
(GM) JMDDP	(Greater Manchester) Joint Minerals Development Plan Document
(GM) JWDDP	(Greater Manchester) Joint Waste Development Plan Document
GMSF	Greater Manchester Spatial Framework
LDD	Local Development Documents
LDF	Local Development Framework
LDS	Local Development Scheme
Neighborhood Area	An area designated under the Localism Act 2011 for which a designated Neighbourhood Forum has the powers to prepare a Neighbourhood Plan.
Neighbourhood Forum	Where either a local parish or town council does not exist, a neighbourhood forum is a body which is designated under the Localism Act 2011 and has the powers to prepare a Neighbourhood Plan for a designated Neighbourhood Area.
Neighbourhood Business Plan/ Neighbourhood Plan	A plan for a designated Neighbourhood Area prepared by a local parish, town council or a designated Neighbourhood Forum under the Localism Act 2011. Business Neighbourhood Plans are formed in areas that are predominantly commercial and Neighbourhood Plans where an area is predominantly residential. The Plan sets out a shared vision for a neighbourhood and shapes the development and growth of the defined area, helping to deliver (and in general conformity with) the strategic policies of the borough-wide Local Plan.
NPPF	National Planning Policy Framework
Plan Period	The time period over which a specific document will remain valid.
Proposed Replaced UDP Policies	The provisions of the Planning and Compulsory Purchase Act 2004 allow for existing statutory plans and policies to be “saved” and extended until the Local

	Development Framework replaces them, with the agreement of the Secretary of State.
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
Stakeholders	Any group or individual with an interest in any part or parts of the LDF and its various LDDs.
UDP	Unitary Development Plan