

TRAFFORD COUNCIL

Report to: Executive
Date: 25th June 2018
Report for: Decision
Report of: Executive Member for Investment, Regeneration and Strategic Planning

Report Title

Trafford Local Plan: Commencement and Regulation 18 - Issues Paper consultation

Summary

This report identifies the process for producing the Trafford Local Plan and seeks approval to commence the Local Plan process through the production of, and consultation on, the Issues Paper. It also identifies the scope of the Integrated Assessment and the proposed 'Call for Sites'.

Recommendation(s)

The Executive will be asked to:

- 1. Agree to the commencement of the Trafford Local Plan.**
- 2. Approve the Regulation 18 – Issues Paper for initial public consultation and delegate authority to carry out any associated procedural steps to the Acting Corporate Director of Economic Growth, Environment and Infrastructure (Appendix 1).**
- 3. Approve the Integrated Assessment Scoping Report (Appendix 3).**
- 4. Agree to launch a fresh 'Call for Sites' in relation to the Trafford Local Plan.**
- 5. Delegate authority to make and approve amendments to the wording and/or layout of the final Issues Paper; and the accompanying Integrated Assessment Scoping Report, to the Acting Corporate Director of Economic Growth, Environment and Infrastructure.**

Contact person for access to background papers and further information:

Name: Stephen James (Head of Strategic Growth)
Extension: 4330

Background Papers: None

Relationship to Policy Framework/Corporate Priorities	The Local Plan will contribute to a number of Corporate Priorities, in particular: Economic Growth and Development and Safe Place to Live – Fighting Crime.
Relationship to GM Policy or Strategy Framework	The Local Plan will provide an extra level of detail to demonstrate how the emerging Greater Manchester Spatial Framework (GMSF) will be delivered on the ground in Trafford. The Local Plan will propose detailed planning policies, area designations and site allocations to deliver the GMSF, and to guide and manage future growth and development needs.
Financial	The preparation of documents and management of the Local Plan will be undertaken within existing budgeted resources.
Legal Implications	There is a requirement for the Council to keep its Local Plan up to date. Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The first stage in preparing a Local Plan is to give notice of intent to prepare a Local Plan in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
Equality/Diversity Implications	None arising directly out of this report, however the implications of the Local Plan will be assessed as part of its preparation through an Equality Impact Assessment.
Sustainability Implications	One of the purposes of the Local Plan is to ensure that development in the borough is sustainable. The Trafford Local Plan will be supported by a Sustainability Appraisal (SA), which is part of the Integrated Assessment (IA) for which approval is being sought, as part of this report, for the IA's Scoping Report.
Resource Implications e.g. Staffing / ICT / Assets	The Local Plan will be prepared by staff within the existing Strategic Planning and Growth Team, with support from other areas of the Council and consultants were necessary. The documents will be available to view electronically via the web. Some future allocations may be made on land or property owned by the Council.
Risk Management Implications	The Local Plan is a key document that supports the council's Development Management function. If the Local Plan is not progressed it could undermine the delivery of both local and sub regional planning policy. It would also mean that Development Management decisions will continue to be made under existing policies which are becoming out-of-date, making them more likely to

	be successfully challenged by developers.
Health & Wellbeing Implications	None.
Health and Safety Implications	None.

1.0 Background

- 1.1 The Council is required by Government Guidance and Regulations to keep its Local Plan up to date. Once adopted, the Trafford Local Plan (hereafter referred to as the Local Plan) will become the main land use planning document for Trafford, and form part of the overall Development Plan (see 2.3). Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 1.2 It is essential that the Council continues to have an up to date Development Plan in order to retain control over the type and location of development within the borough, and so ensuring that development across the borough is genuinely 'Plan Led'. The Government has announced its intention to monitor local planning authority progress on Local Plan production to ensure they are kept up to date. The main documents in the current Trafford Development Plan are the Trafford Core Strategy, adopted in January 2012, and the Revised Trafford Unitary Development Plan (UDP), adopted in June 2006. It is therefore apparent that Trafford's documents are becoming increasingly out of date and the Council should update its Development Plan to be in accordance with Government guidance.
- 1.3 Although the ten GM local authorities have agreed to prepare the Greater Manchester Spatial Framework (GMSF) which, once adopted, will become part of the Trafford Development Plan; it is not considered that it will provide sufficient guidance to negate the need to produce a Local Plan for Trafford. The Local Plan will provide an extra level of detail to demonstrate how the spatial vision, strategic objectives and scale of growth outlined in the emerging GMSF will be delivered on the ground in Trafford. The GMSF will set out:
- How much housing and employment land is needed up to 2035;
 - A number of sites across Greater Manchester to assist in meeting these requirements;
 - Proposed revisions to the Greater Manchester Green Belt to accommodate the identified sites;
 - The importance of infrastructure such as health, education, transport, green spaces and utilities to support neighbourhoods and employment; and
 - Ways to protect and improve the natural environment.
- 1.4 While in contrast, the Local Plan will propose detailed planning policies, area designations and site allocations to deliver the GMSF, and to guide and manage future growth and development needs. Fundamentally, these policies will be used as the basis for determining planning applications.
- 1.5 It is important to note that amendments to the Green Belt boundary in Greater Manchester, and the release of specific sites from the currently adopted Green Belt, for housing and employment uses; will continue to be dealt with through the GMSF process rather than the Local Plan. This is because across GM it is considered that changes to the Green Belt are of such significance, that they should be dealt with at the sub-regional level.

- 1.6 The Local Plan will set out a complementary vision, strategy and policy to guide development in the borough up to 2035. It will identify sites for housing, employment and green infrastructure which together will deliver the spatial vision for Trafford. Since the Local Plan will translate the GMSF strategic policies on the ground in Trafford, it is important that its production follows closely behind that of the GMSF, although it will not be adopted until after the GMSF has been adopted.

2.0 Trafford's Development Plan

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

3.0 Commencement of the Trafford Local Plan

- 3.1 The first stage in preparing a Local Plan is to give notice of intent to prepare a Local Plan in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. In light of the need to update Trafford's Development Plan and meet GMSF timescales, it is proposed to give notice that the Council is proposing to prepare a Local Plan which will form part of Trafford's overall Development Plan. Under the Regulations, it is proposed to publish and consult on an Issues Paper (see Appendix 1) which is a discussion document that sets out a number of key issues that could be covered by the Local Plan and seeks views on these. The Issues Paper also poses a number of questions as to how these issues could be addressed by the Local Plan.
- 3.2 This is the first stage in the Local Plan preparation process and there will be a number of future stages necessary before the Local Plan can be adopted (see Appendix 2).

4.0 The Trafford Local Plan Issues Paper

4.1 The Issues Paper outlines a number of important issues facing the borough now and in the future, and how the Local Plan could address them. Every LA must ensure that their Local Plan is based on up to date and relevant evidence about the economic, social and environmental characteristics of its area. Therefore, the Issues Paper also identifies what evidence is either available or will be required. It represents the first opportunity to engage with residents, businesses and other interested parties on the emerging Local Plan.

4.2 The Issues Paper is split into a number of sections, these are summarised below:

- **The scope and contents of the Local Plan** – this section explains how the Local Plan will provide the necessary policy detail for Trafford which is not covered by the GMSF.
- **Vision and objectives for the borough** – this section explains the importance of setting a spatial vision for Trafford together with strategic objectives which will give an overarching steer for new planning policies. The Vision and objectives will build on the work around Trafford Vision 2031.
- **Spatial Profile of the borough** – this section provides a brief overview of Trafford and sets out, by the way of a spatial portrait map, a broad overview of some of the key infrastructure assets, destinations, environmental features and growth areas that will need to be addressed in the Local Plan.
- **Policy themes** – the Local Plan will not only deal with site specific allocations, but also a number of key policy themes will be covered. This section sets out the key planning policy issues which the Local Plan can influence. It covers the broad themes around Economic growth (economy, town centres and retail, and culture and tourism); Inclusive growth (housing, inclusive neighbourhoods, transport and accessibility, design and place shaping, and infrastructure and planning obligations) and Environmental sustainability (climate change, water, minerals and waste, historic environment, natural environment, green infrastructure, open space, sport and recreation, and Green Belt and countryside).

4.3 It is important to note that the Issues Paper is the start of a long consultation process on what the Local Plan will look like and what issues and policies it will cover. Therefore it is likely that the detail will evolve and change going forward. The format / presentation of the Issues Paper will be enhanced ahead of the public consultation.

5.0 Call for Sites

5.1 As stated above, the Local Plan will make site specific allocations for housing, employment and green spaces, similar to those in the Revised Trafford UDP. Therefore as part of the Issues Paper consultation, it is proposed to publish an open invitation (for the duration of the consultation period) for an initial submission of sites in Trafford for development, protection or for some other purpose.

5.2 This 'Call for sites' invitation is a chance for everyone from developers, landowners, residents and other stakeholders to help shape the Local Plan. It will also ensure that the Council has up to date information relating to potential development sites before it publishes the first consultation draft Local Plan. Each submission will be assessed

in terms of its “fit” with the scope of Trafford’s Local Plan and against sustainability and deliverability criteria.

6.0 Integrated Assessment Scoping Report

- 6.1 The proposed policies, designations and sites of the Local Plan; and their alternatives, will require assessment for potential social, economic and environmental effects. The Integrated Assessment (IA) Scoping Report identifies the type, nature and extent of potential effects which need to be considered and proposes the scope for future assessment stages of an IA of the Local Plan (see Appendix 3). The IA will include three separate, but complimentary, assessments in order to inform the production of the Local Plan. These are:
- A Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) – this will assess the effects of the Local Plan across a range of environmental, social and socio-economic issues;
 - A Health Impact Assessment (HIA) – this will assess the effects of the Local Plan on the health and well-being of Trafford’s population and its ability to access health-related facilities and services;
 - An Equalities Impact Assessment (EqIA) – this will assess effects of the Local Plan in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people.
- 6.2 The IA Scoping Report must be published for consultation in order to obtain stakeholder comment on the proposed scope, approach and methodology before an IA is conducted on an emerging Local Plan document. It is proposed to run this consultation alongside that for the Issues Paper.
- 6.3 Although not part of the IA process, a Habitats Regulations Assessment (HRA) will be conducted separately, which first assesses the potential for the Local Plan to significantly affect European nature conservation sites, and where that potential exists; ensure the Local Plan will not have a likely significant effect on those sites. This document will be produced at a later date and will be available alongside the consultation on the Draft Trafford Local Plan.

7.0 Consultation

- 7.1 In accordance with the procedures set out in the Statement of Community Involvement (Adopted October 2015), the consultation on the Issues Paper and IA Scoping Report will run for a minimum of six weeks. Dependent on the timing of the GMSF consultation period, the Trafford Local Plan may run concurrently or slightly in advance of the GMSF consultation period. The initial ‘Call for sites’ will also run during this period. The documents will be available to view on the Council’s website and at Trafford Town Hall, Sale Waterside Offices and all Trafford Libraries.
- 7.2 Notifications will be sent to key stakeholders ahead of the consultation. In addition, the consultation will be widely publicised through local and social media.

8.0 Next steps

8.1 Following the Issues Paper, IA and Call for Sites consultation period, all comments and submissions received will be made available for public inspection. A summary of the responses and sites submitted will be brought back to the Executive for consideration in due course. The comments and submissions received will be analysed and the findings will then be used to prepare a full draft of the Trafford Local Plan and a final version of the Integrated Assessment Scoping Report.

Other Options

The Trafford Local Plan will ensure that development in Trafford can come forward in a sustainable manner giving developers, investors, communities and the Council certainty in decisions on planning matters. Not progressing the Local Plan risks greater uncertainty and delay in delivering sustainable growth in Trafford. In addition, the Government has announced its intention to monitor local planning authority progress on Local Plan production and has given a strong indication that it may intervene in Local Plan making where serious delays are experienced. Therefore it is imperative to produce an up to date Local Plan to avoid potential Government intervention.

Consultation

The details of the proposed consultation at this initial stage are set out in the main body of the report.

Reasons for Recommendation

To enable the formal commencement of the preparation of the Trafford Local Plan and to enable consultation to begin in respect of the Local Plan Issues Paper and the Integrated Assessment Scoping Report; and to enable the launch of a 'Call for Sites' in respect of the Local Plan.

Key Decision No

If Key Decision, has 28-day notice been given?

Finance Officer Clearance (type in initials)...PC.....

Legal Officer Clearance (type in initials)...CK.....

[CORPORATE] DIRECTOR'S SIGNATURE (electronic)..... 

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Appendix 1 – Trafford Local Plan: Commencement and Regulation 18 – Issues Paper consultation

Report attached as a separate appendix.

Appendix 2 – Local Plan Timetable

Stage	Time
Stage 1 – Local Plan Issues Paper Consultation (Regulation 18) / ‘Call for Sites’ Consultation / Sustainability Appraisal Scoping Report Consultation	Summer / Autumn 2018
Stage 2 – First Draft Local Plan Consultation (Regulation 18)	Autumn 2019
Stage 3 – Publication Local Plan Consultation (Regulation 19)	Autumn 2020
Stage 4 – Submission of Publication Local Plan to Secretary of State (Regulation 20)	Winter 2020
Stage 5 - Independent Examination of Local Plan (Regulation 24)	Early 2021
Stage 6 – Publication of the recommendations of Independent Examination of the Local Plan	TBC
Stage 7 – Adoption of the Local Plan (Regulation 26)	Mid / late 2021

Appendix 3 – Trafford Local Plan: Integrated Assessment Scoping Report – Draft for consultation

Report attached as a separate appendix.