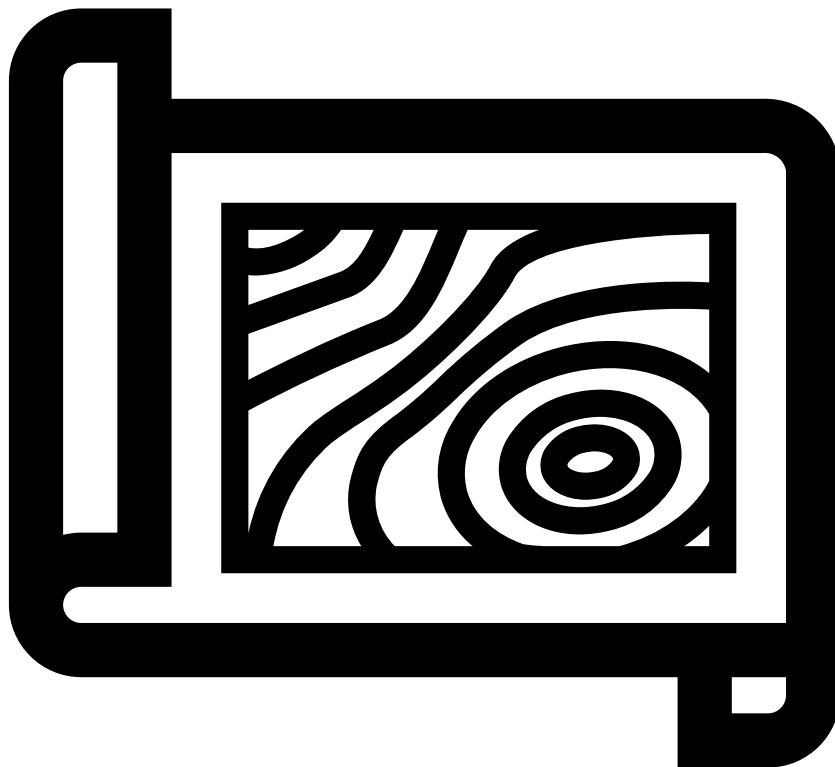




Trafford Local Plan Draft Site Selection Methodology April 2025





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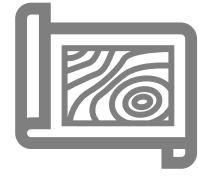
1. Introduction

- 1.1. The draft Trafford Local Plan sets a vision and framework for the future development of the borough, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.
- 1.2. The draft Trafford Local Plan is being consulted on in two parts, the first consultation (April 2025) on the Strategy, Vision, Strategic Objectives and Thematic policies of the plan, alongside a draft policies plan. The second consultation will be on the site allocations and further policy designations setting out how the plan will come forward. In advance of identifying draft allocations, the Council is inviting comments on the proposed site selection Methodology at this stage.
- 1.3. This site selection methodology paper sets out how appropriate sites to support the delivery of the Local Plan will be identified and the proposed methodology for assessing them and determining which are most suitable for allocation. The output of the site selection process will be a portfolio of sites which, through the Local Plan, will be allocated for particular types of development or designation.

2. Policy Context

NPPF / PPG

- 2.1. The NPPF states that Local Plans should provide a positive vision for the future and include an overarching framework for addressing housing



needs and other economic, social and environmental priorities. It states the importance of identifying a sufficient amount and variety of land that can meet development needs. Strategic policies should provide a clear strategy for bringing sufficient land forward to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This includes allocating sufficient sites to deliver the Plan's strategy.

- 2.2. Planning Practice Guidance (PPG) provides guidance on the preparation of Housing and Economic Land Availability Assessments, and this has been considered in the preparation of the draft site selection methodology. The existing database of site will be one of the inputs into the process.

PfE

- 2.3. The Places for Everyone (PfE) Plan was adopted in March 2024 and this established the overall housing and employment land requirements for Trafford. The Plan includes two strategic allocations in Trafford at Davenport Green (Timperley Wedge – JPA3.2) and New Carrington (JPA30). Both of these allocations required the release of Green Belt land. As part of the PfE examination it was established that Trafford's housing and employment land requirements can be met on land which is within the two PfE allocations and on land within the existing urban area. The focus of the Local Plan site selection methodology is therefore, in relation to built development, focused on allocating sites in the existing urban area. The Council does not need to identify any further Green Belt land for development.



3. Local Plan Strategy

- 3.1. The Local Plan Strategy is based on the overarching PfE Spatial Strategy. PfE provides the strategic policies whilst the Local Plan provides the detailed, locally specific policies. The Local Plan will sit alongside PfE as part of the adopted Trafford Development Plan.
- 3.2. The Local Plan strategy translates the Places for Everyone strategy on to the ground in Trafford as detailed in the Strategy section of the Regulation 18 consultation draft Trafford Local Plan.
- 3.3. The Local Plan splits Trafford into four localities – north, central, west and south – which are based on existing ward boundaries, grouping together areas that are similar in demographics, landscape, population and development opportunities.
- 3.4. National Planning policy (NPPF December 2024 paragraphs 20-23) state that strategic policies within a Local Plan should set out an overall strategy for the pattern, scale and design quality of places, making sufficient provision for:
 - i) homes (including affordable housing), employment, retail, leisure and other commercial development;
 - ii) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - iii) community facilities (such as health, education and cultural infrastructure); and



- iv) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

4. Site Selection Methodology

- 4.1. The draft site selection methodology has been published for consultation at an early stage, and in advance of the preparation of the allocations plan, to gather views on the proposed approach. This will enable the Council to consider any comments received in advance of applying the methodology and to make any changes / updates, as necessary, from the consultation comments.
- 4.2. The site selection methodology is shown in Figure SS-1 and includes the following stages:

Sites for Consideration – The information sources for the sites are set out in Figure SS-1

Stage 1 – The assessment of absolute constraints. Sites which do not meet these criteria will not progress to Stage 2.

Stage 2 – An assessment of:

- How well the site would meet the Local Plan spatial strategy,
- How accessible the site is by sustainable travel modes,
- How deliverable the site is
- Physical and policy constraints.



Specific assessment criteria will be identified to measure the performance of a site against the Stage 2 requirements.

Stage 3 – An assessment of:

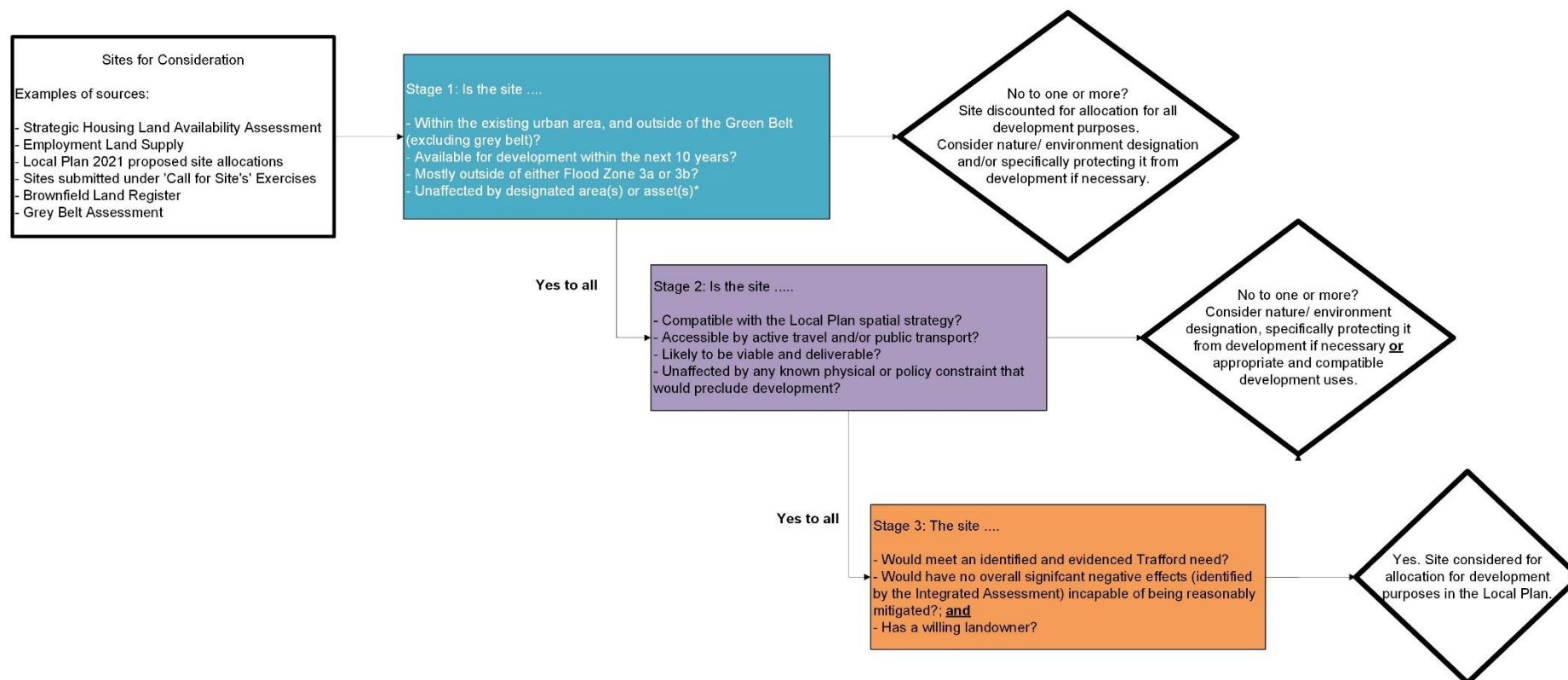
- whether the site meets an identified and evidenced Trafford need;
- how the site performs against the IA objectives; and
- whether there is a willing landowner.

4.3. Sites which remain at the end of the process will then be considered for allocation. Planning judgement will be used to determine which are proposed for allocation.

4.4. Sites which are excluded at Stage 2 and Stage 3 of the process will be considered for other non-development uses, such as green spaces or sites for renewable energy infrastructure. In addition, sites may also be considered suitable for employment uses which, for example, do not need to be located close to sustainable transport infrastructure. This will be considered on a case-by-case basis.



Figure SS-1: Trafford Local Plan, Draft Site Selection Methodology



* As defined by footnote 7 of the NPPF 2024. Sites should be outside and/or not directly adjacent to.



Consultation Question SS1

Do you have any comments on the proposed Site Selection Methodology (Figure SS-1)?

Are there any stages / questions / considerations which should be added and/or removed?

Consultation Question SS2

Specific criteria will need to be identified to assess a sites performance at each stage of the site selection process.

Do you have any comments on what these site criteria should include?

What evidence should inform this assessment?