

## Trafford Wharfside Framework & Masterplan – FAQ's

### 1. What is the purpose of the Framework and Masterplan?

To set the overall vision for the Wharfside area and to guide future development focusing on how the area should operate as a 'place'.

The Masterplan will form part of the Trafford Design Code, meaning, like the Design Code, it will be adopted as a supplementary planning document.

The purpose of a masterplan is to provide an indication of how development may come forward in the future, guiding how the area will evolve.

Both the Framework and the Masterplan will serve as an evidence base document for the emerging Trafford Local Plan.

### 2. What is the difference between a Framework and a Masterplan?

Frameworks are regeneration strategies which provide a clear vision for an area and broadly set out a range of proposals, at varying levels of detail. Once approved, these will help guide future decisions on regeneration and can help to support bids for funding.

Masterplans provide more detailed guidance within a particular area, for example setting out parameters for building heights, density and locations for public open space

### 3. Will the Council be undertaking a Compulsory Purchase Order of my property?

Currently, the Council has no plan to implement any Compulsory Purchase Orders in the implementation of projects inline with the Framework and Masterplan.

### 4. Is the Council planning to build on any of the plots identified in the Wharfside Framework and Masterplan?

Currently the Council has no plans to build on any of the plots identified in the Wharfside Framework and masterplan.

### 5. If the Framework or Masterplan identifies a plot for a specific use (e.g. residential, industrial etc.) will that be the only use allowed on that plot of land in the future?

The Council's Core Strategy states that the Council will "...identify and promote land for development within this Location to create a major mixed-use area of regional and international significance. The focus will be on opportunities for new economic (particularly digital and media industries), leisure (hotels and visitor attractions) and residential development"<sup>1</sup>.

---

<sup>1</sup> POLICY SL2 - TRAFFORD WHARFSIDE Strategic Proposal SL2.1

In principle, uses that support this policy could be allowed, however, the uses identified in the Masterplan would be the Council's preference.

**6. How are the Council planning to pay for the development in Wharfside, as identified in the Framework and Masterplan?**

The Framework and Masterplan are not delivery plans for the area. The Framework and Masterplan will help guide and attract future investment to the area.

**7. Will the Metrolink tram lines be moved?**

There are currently no plans to move the trams lines that run through the Wharfside area. The Framework references tramlines being converted to "street running" to improve waterfront access but this is an idea posed for consideration should significant public realm improvements be made to the area. Any such work would usually require significant consultation before plans are confirmed and progress.

**8. What happens after the consultation is completed?**

Following completion of the consultation, appropriate amendments will be made to the documents as required and will then be considered for adoption/approval by the Council's Executive Committee. On adoption, the Masterplan will become a Supplementary Planning Document and the Framework will be a material consideration for future planning applications.

**9. What is a Supplementary Planning Document (SPD)?**

A Supplementary Planning Document (SPD) is a document that adds further detail to the policies already contained within a Local Plan. An SPD can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. (s)

**10. What is 'material consideration'?**

A material planning consideration is one which is relevant to making the planning decision in question (eg whether to grant or refuse an application for planning permission). The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.