

# Davenport Green, Trafford

Royal London Asset Management commissioned **Jam** to undertake a review of Trafford Metropolitan Borough Council's (TMBC) Sustainability Appraisals (SA) of the Core Strategy with specific attention to the assessment of options and the development site at Davenport Green.

Davenport Green is a greenfield site adjacent to the Green Belt, which had been allocated as a Major High Amenity Site for employment use in the Unitary Development Plan. TMBC had rejected Davenport Green as a development site as a result of the SA process and proposed returning it to the Green Belt.

The allocation provided for up to 98,000m<sup>2</sup> of permissible development. Planning permission for 49,000m<sup>2</sup> was granted in 2001, and renewed in 2003. Development was not commenced and the permission expired in 2009.

“ the development of a strategic high amenity employment site on 36.4ha (90 acres)... ”

Davenport Green

Newall Green

## Project:

Davenport Green Development Site

## Client:

Royal London Asset Management

## Jam:

Sustainability Appraisal + Review Expert Witness for EIP

## Consultants:

Arup  
Carter Jonas  
Colin Buchanan  
Duncan Thomas  
Ecology Solutions  
Knight Frank  
Landmark Chambers  
No. 5 Chambers  
Squire, Sanders and Dempsey  
Strategic Planning Advice

## Date Completed:

October 2011

## Core Strategy adopted:

January 2012

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In developing the Core Strategy for the Borough, the Council removed Davenport Green as an allocation for employment, however, failed to demonstrate that their decisions had been appropriately assessed or documented in both the Sustainability Appraisal and Plan making process.

**Jam's** review of the SA found a deeply flawed process, in particular the inaccurate designation of Davenport Green as within the Green Belt, and the failure to assess adequately the selection and rejection of options. The assessment of impacts was in many instances inaccurate and was also not supported by robust or credible evidence.

**Jam** prepared representations on the Council's SA process in response to the consultation on the proposed Core Strategy in July 2010, which set out the failings of the SA process. **Jam's** representations were presented at the Examination in Public in February 2011, which resulted in TMBC requesting an adjournment in order to undertake further work on the SA in consultation with **Jam**.

The next scheduled hearing of the SA in April 2011 was then postponed in order for TMBC to review their position on the SA and Core Strategy in the light of the changing policy framework, the Government's 'Plan for Growth' and the introduction of an Enterprise Zone on the neighbouring site of Manchester City Airport.

After yet another deferment of the EiP from July to September 2011, revisions were made to the Core Strategy and SA to take account of **Jam's** findings and to allocate the site for employment use outside the Green Belt.

The Inspector's report was published at the end of November 2011 and confirmed that the Council's initial SA was flawed but as a result of the revised SA (which incorporated **Jam's** recommendations) and amendments to the Core Strategy, the plan could now be considered sound. TMBC adopted the revised Core Strategy in January 2012.