

17 March 2014

Delivered by email

Strategic Planning,
Trafford Town Hall,
Talbot Road,
Stretford,
Trafford,
M32 0TH

Dear Sirs,

LOCAL PLAN: LAND ALLOCATIONS CONSULTATION DRAFT JANUARY 2014

On behalf of our client, Sainsbury's Supermarkets Ltd, we have reviewed the Local Plan: Land Allocations Consultation Draft Consultation and would like to take this opportunity to comment on the document. Our comments are set out below:

Introduction

Overall, Sainsbury's consider the Consultation Draft to be sound, if a number of minor changes are made to the document. For clarity our comments and recommended changes are detailed as bullet points below the relevant policies.

Designation of Town, District and Local Centres

Sainsbury's has reviewed the proposed boundaries of the Policy Maps and supports the designation of the existing Sainsbury's stores, as remaining within the designated Town, District and Local Centres.

Suggested change:

- None required. Sainsbury's consider the designations in so far as they relate to Sainsbury's interests to be sound, as currently drafted.

Designation of Primary Shopping Frontage in Sale

Sainsbury's support the designation of the Primary Shopping Frontage in Sale; which includes a section of the existing Sainsbury's store. This seeks to acknowledge the important contribution supermarkets make to the vitality and viability of town centres.

Notwithstanding this, Sainsbury's recommend that the Primary Shopping Frontage is extended to include the entire frontage of the existing Sainsbury's store.

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Suggested change:

- Amend the designated Primary Shopping Frontage in Sale to include the entire frontage of the existing Sainsbury's store in Sale.

Designation of Primary Shopping Area in Urmston

Sainsbury's supports the inclusion of the existing Sainsbury's store in the designated Primary Shopping Area of Urmston. This recognises the role of the store in relation to the Town Centre it resides in.

Suggested change:

- None required. Sainsbury's consider the designation to be sound, as currently drafted.

Policy HO1 (Land Release for New Residential Development) and Policy HO2 (Release of Other Land for Residential Development)

Sainsbury's broadly support the allocation of residential sites, as defined by Policies HO1 and HO2 of the consultation document. Notwithstanding this, Sainsbury's recommend that in order to deliver sustainable development, where large allocations are made available for residential development, there should also be an ancillary allowance of land for ancillary retail development.

Suggested change:

- Expand the policy (or create an additional policy) to state that in the interest of providing sustainable communities, where land is made available for significant residential development, it should be served by ancillary retail development.

Policy EM1.1 (Trafford Park Village Employment Area)

Sainsbury's support Policy EM1.1 and its continued promotion of employment uses, with ancillary retail service provisions within Trafford Park Village Employment Area. It is noted that ancillary retail provisions are important within employment areas for their role in facilitating sustainable development.

Suggested change:

- None required. Sainsbury's consider the designation to be sound, as currently drafted.

Policy EM1 (Trafford Park Core Employment Area), Policy EM2 (Broadheath Employment Area) and Policy EM3 (Local Employment Areas)

Sainsbury's broadly support the employment policies within this consultation draft document. Notwithstanding this, it is recommended that the policies should make explicit reference to convenience retail being an appropriate form of ancillary development that could be accommodated within designated employment areas.

The Council should avoid the long term allocation of sites for employment use where there is no reasonable prospect of a site being used for that purpose. Allowance should also be made for development of alternative uses, such as retail where there is no reasonable prospect of a site being used for the allocated use, in accordance with Paragraph 22 of the Framework and relevant retail policies of the Framework.

Suggested change:

- Amend policy to make it clear that retail development is an appropriate form of ancillary development within designated employment areas; and
- Expand the policy to ensure that it avoids the long term allocation of employment sites where there is no reasonable prospect of a site being used for employment purposes.

Policy RE1 (Priority Regeneration Areas) and Policy RE2 (Regeneration Areas)

Sainsbury's broadly support the regeneration initiatives outlined in Policy RE1 and Policy RE2, which seek to earmark locations for the development of new homes, community facilities and transportation improvements.

However, in line with the comments made against Policies HO1 and HO2, Sainsbury's note that in the interest of creating sustainable communities it is recommended that where there is sufficient land made available for residential development, there should also be an ancillary allowance of land for retail development.

Suggested change:

- Expand the policy (or create an additional policy) to state that in the interest of providing sustainable communities, where land is made available for regeneration, it should be served by ancillary retail development.

I trust that these comments will be taken into account in your production of the Site Allocations Document. In the meantime, please do not hesitate to contact me if you have any queries.

Yours sincerely

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Trafford Local Plan: Land Allocations Consultation
 Draft Policies Inset Map January 2014 - Sale Town Centre

Scale 1:2,500

