

STRATEGIC PLANNING
AND DEVELOPMENT

21 MAR 2014

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MANCHESTER
CITY COUNCIL

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Sent by email 21 March 2014

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Dear Rob,

Trafford Local Plan: Land Allocations consultation – Manchester City Council response

Thank you for the opportunity to comment on the Trafford Local Plan: Land Allocations – Consultation Draft. The Council generally welcomes this document in terms of furthering the sustainable development of Trafford and in particular, the core of the wider City Region, which includes parts of Manchester and Salford. Manchester City Council fully recognises the contribution that growth within Trafford can make to the economic success of Greater Manchester.

We particularly value the opportunity to plan collaboratively so that growth can be effectively managed for maximum benefit in terms of economic, social and environmental benefit. In pursuit of this objective, the Council has previously made representations on aspects of development in certain parts of Trafford, in particular in relation to development in the Trafford Centre Rectangle. Policy TCR1, 2 and 3 address this area within the Land Allocations document. Whilst we are broadly supportive of the proposals within the document, we consider that minor changes would significantly improve the legibility of key aspects of the policies, and help avoid any unintended adverse consequences.

Policy TCR1 – Trafford Centre Rectangle Strategic Location states that approximately 40,000sqm of B1 office space will be delivered over the plan period, and the justification to the policy indicates that a target of 40,000sqm of office space is considered to be appropriate to meet the needs of the area whilst not adversely affecting existing centres. Policy TCR2 – Trafford Quays states

that approximately 28,000sqm of B1 office space will be delivered over the plan period within this part of the overall area.

We are aware that current commitments and proposals will exceed this figure, if delivered. To ensure that the policy provides a clear and effective basis on which to manage growth in future, we would request that it is made clear that proposals for any development which would result in more than 40,000sqm of B1 uses in this area over the plan period would only be acceptable if supported by an impact assessment that demonstrates that the development would cause no unacceptable harm to other centres, including the Regional Centre. On the basis of current commitments, it should be clear that this applies to any additional development.

The Council supports the inclusion, at paragraph 5.2, of a requirement for development to be brought forward through a masterplan to be agreed with the Council, and we would welcome this approach being extended to the wider Strategic Location. We would also suggest that the policy should explain that an important role of the masterplan is to ensure that the development complements wider economic growth investment in terms of scale and the nature of the commercial offer.

Once again, thank you for providing the opportunity to contribute to the preparation of the Land Allocations document, and we would welcome further discussion regarding our comments or any other aspect of the document if this would be helpful.

Yours sincerely,

James Shuttleworth
Planning Strategy Manager, Manchester City Council