



# Representations

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Our ref 41379/JG  
Date March 2014  
To Trafford Metropolitan Borough Council – Strategic Planning

## **Subject Representations by Selbourne Group Limited**

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### 1.0 **Introduction**

1.1 Nathaniel Lichfield and Partners [NLP] is instructed by Selbourne Group Limited [Selbourne Group] to make representations in response to consultation by Trafford Metropolitan Borough Council [TMBC] concerning the consultation draft of the Trafford Local Plan: Land Allocations document.

1.2 Selbourne Group owns significant landholdings in the Broadheath area of Altrincham including the Bridgewater Retail Park, Mansion House, Roberts House and Trafalgar House and adjacent sites including land to the north of Viaduct Road (Attached plan ref: IL41379-001 provides full details of land in Selbourne Group ownership).

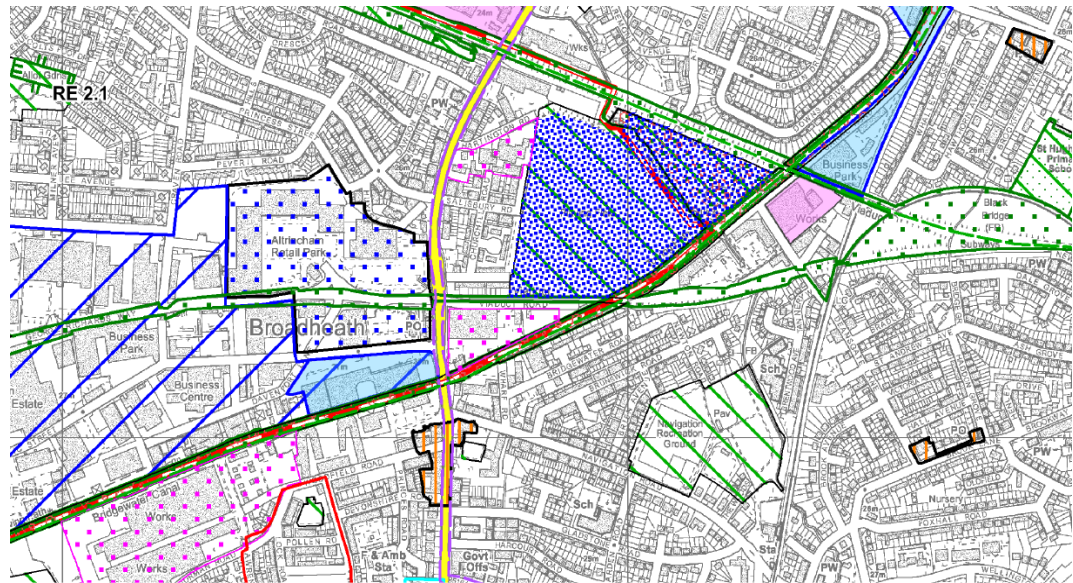
1.3 Selbourne Group supports the scope, purpose and objectives of the draft Land Allocations Plan which is to deliver the vision and objectives set out in the Council's adopted Core Strategy and help to ensure that Trafford is a thriving, diverse, prosperous and culturally vibrant place.

1.4 Included in four comment sheets submitted online (of which this is the first) are detailed observations on the content of the draft Trafford Local Plan: Land Allocations document. Our response also puts forward suggestions for ensuring that opportunities for economic regeneration and environmental improvement are maximised, with a particular emphasis on the sites owned by Selbourne Group.

2.0

## Trafford Local Plan: Land Allocations Consultation Draft Policies January 2014

The draft Policies Map identifies land within the ownership of Selbourne Group as being suitable for mixed use development [Policy HO1].



### Policy HO1 – Land Release for New Residential Development

- 2.1 Bridgewater Retail Park is within the ownership of Selbourne Group and is part of a site identified at Appendix B to the Trafford Local Plan: Land Allocations document – Sites/Areas/Sub-Policies Matrix as ‘Land at Viaduct Road, Altrincham’.
- 2.2 Paragraph 7.3 of Policy HO1 states that:  
*‘The sites listed in Appendix B and allocated on the Policies Map, will be released for residential development in a phased manner over the Plan period’.*
- 2.3 Bridgewater Retail Park is an existing and established retail park destination, which is currently the subject of proposals that will see major investment to bring the park up to current retailer requirements. Operators are currently signing up for new and extended leases. An existing operator on site has recently signed a new 15 year lease which runs beyond the end of the plan period to 2029. Other operators are expected to follow suit. On this basis, there is not any prospect of the land at Viaduct Road coming forward for residential development during the plan period. Sites should only be put forward as proposed allocations where there is a realistic prospect of delivery within the plan period. The reality here is quite the opposite, in that the site definitely will not come forward for residential redevelopment within the plan period.

- 2.4 Operator interest in the site is driving current proposals, which have seen a series of planning applications submitted to the Council in the interests of enhancing this asset within the Selbourne Group portfolio. Selbourne Group is committing to significant capital investment in order that the retail park is transformed to meet the current requirements of leading national retail warehouse operators. A mixed-use allocation for Bridgewater Retail Park is not appropriate given that during the lifetime of the Local Plan, the site will remain in Class A1 retail use. Conversely, Bridgewater Retail Park should be identified as an existing retail park destination and this matter is raised in response to the proposed Policy OR1.
- 2.5 Paragraph 7.9 of the explanatory text to Policy HO1 states that:  
*‘The Council will positively encourage appropriate conversions of underused office space to residential accommodation, at an average of 50 units per annum over the life time of the Plan where the proposal is in accordance with relevant policies in the Local Plan and the national guidance’.*
- 2.6 Selbourne Group supports this statement and encourages the Council to identify the office space portfolio of Mansion House, Roberts House and Trafalgar House as suitable for mixed use development including residential uses. Selbourne Group considers that the future of office buildings/sites within its portfolio will be conversion/redevelopment for mixed-use, of suitable character in a highly sustainable and accessible location. To allow for flexibility, the broad area covering the Mansion House, Roberts House and Trafalgar House sites should be identified as appropriate for mixed residential and commercial development to include uses in Class A, Class B1(a), Class C1, Class C3 and Class D2. The current draft Trafford Local Plan: Land Allocations document does not provide sufficient flexibility to allow for the future delivery of sustainable mixed-use development. All offices are located in proximity to each other in accessible and sustainable locations accessed from Manchester Road [A56] which is part of the Trunk and Primary Road Network [TR3] and a Quality Bus Corridor [TR2].
- 2.7 Roberts House specifically has significant potential to be re-used for a mixed use scheme incorporating both apartments and hotel rooms. Trafalgar House, which occupies the largest of the office sites in Selbourne Group ownership, has scope to be redeveloped for a mix of uses including Class A2 retail. Redevelopment of these sites for such uses could incorporate improvements to Bridgewater Way [Policy TR1.1].

#### HO1 Appendix B

- 2.8 The Appendix includes a site ‘Land at Viaduct Road, Altrincham’ and states that it could be redeveloped within the plan period to 2026, to provide 33 residential units. The site is not available at present nor is it available within the plan period, evidenced by an existing lease and advanced lease agreements with major retailers at the time of writing. A recently signed lease with Halfords

does not expire until 2029 which means the site is not and cannot be considered a deliverable housing site within the plan period.

2.9 Furthermore the site is in a highly sustainable location and is adjacent to land identified as an existing retail warehouse park [Policy OR1]. Bridgewater Retail Park is in Class A1 retail use and there is not any intention that this use will cease over the Local Plan period. The site will not be developed for anything other than further Class A1 retail use within the plan period.

2.10 **Action:** Land at Viaduct Road should be removed from the list of proposed housing sites as it is not a deliverable site within the Local Plan period and an Inspector at any future Examination in Public [EiP] would find such an allocation unsound.

### **Policy TR1 - Active Travel Network**

2.11 Selbourne Group supports the Council's Policy TR1.1 for Bridgewater Way which is to promote the Bridgewater Canal for recreational, educational and active travel purposes as well as safeguarding it from development. Selbourne Group is also supportive of the proposed enhancements to the canal towpath outlined in paragraph 10.15.

2.12 The enhancements to the Bridgewater Canal will complement Selbourne Group intentions to re-develop sites along this corridor, principally for retail and leisure purposes, and improve the local urban environment in Broadheath.

### **Policy TR2 – Public Transport Network**

2.13 TR2.6 – Safeguarded Routes / Facilities includes the former Broadheath-Irlam railway line. Paragraph 10.39 states that:

*'The Council will safeguard the route of the Broadheath-Irlam railway line for potential future use as a sustainable transport corridor to support development in both the Carrington Strategic Location and the Partington Priority Regeneration Area'.*

2.14 Selbourne Group owns land that is potentially part of/adjacent to the route of the former Broadheath-Irlam railway line that is proposed to be safeguarded, but there is no definitive plan from the Council identifying the specific section of the route that it intends to protect. It is imperative that the extent of the former railway alignment proposed to be safeguarded under this policy is shown on a plan. Selbourne Group considers that the section of railway viaduct which adjoins Viaduct Road and is to the east of Manchester Road should not be safeguarded. This is because it does not fit with the justification for applying this policy. The section of former railway alignment, which is owned by Selbourne Group, is separated physically from the alignment further west as it is beyond an existing Retail Park [Altrincham Retail Park] and Manchester Road and would require a spanning of Manchester Road and the compulsory purchase of land in private ownership and forming part of the retail park for it to

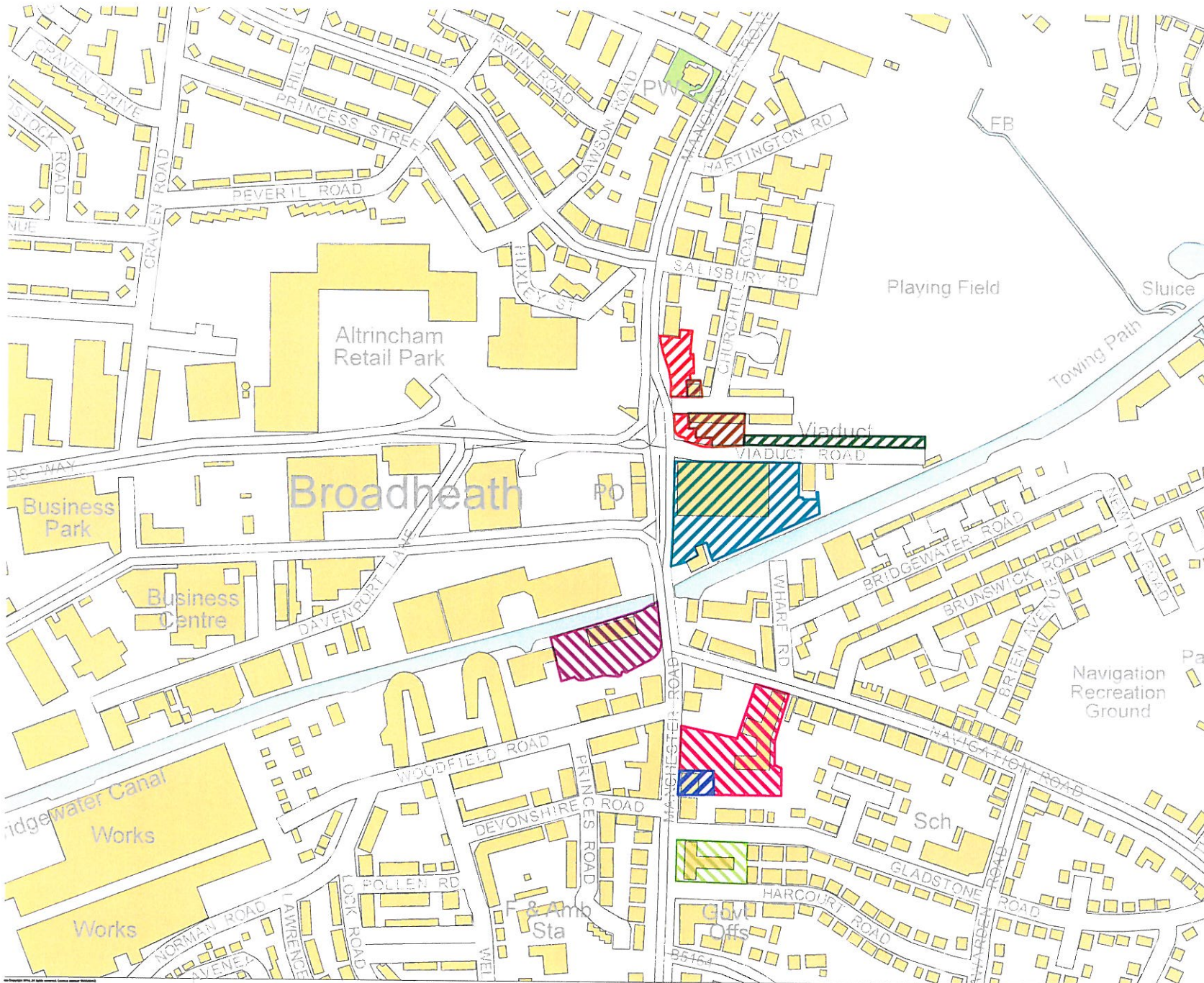
be accessible or functional. This section of the former railway alignment could not form part of a sustainable transport corridor without major intervention in terms of physical construction and land acquisition for which justification is not put forward.

- 2.15 **Action:** A plan be provided showing the extent of the former Broadheath-Irlam railway line to be safeguarded from development and this plan show the section of the alignment that fronts Viaduct Road is not included within the safeguarding plans of the Council.

### **Policy OR1 – Retail Warehouse Parks**

- 2.16 This policy lists Retail Warehouse Parks in Trafford but lists only three. The policy omits Bridgewater Retail Park. Bridgewater Retail Park is a functioning retail park with a current major retail occupier [Halfords] and further major retailers at an advanced stage of negotiations with Selbourne Group, pursuant to locating at the park. The Bridgewater site is by its nature a Retail Warehouse Park and should be defined as such. The Policies Map should illustrate Bridgewater Retail Park as a Retail Warehouse Park as it is an existing retail park in Trafford and there is not any intention that it be redeveloped for any other use during the Local Plan period.
- 2.17 **Action:** Include Bridgewater Retail Park within the identified Retail Warehouse Parks in Trafford





**KEY**

-  A - Manchester Road Sites
-  B - No's 1,2,3,4,6,8 & 12 Beaconfield Road
-  C - Arches (Viaduct Road)
-  D - Bridgewater Retail Park
-  E - Trafalgar House
-  F - 98-100 Manchester Road
-  G - Roberts House
-  H - Mansion House



Project	Trafford Local Plan: Land Allocations
Title	Client Ownership Plan
Client	Selborne Group Ltd
Date	March 2014
Scale	
Drawn by	SW
Drg. No	IL41379-001



**A new form post has been received.**



Posted on: 17/03/2014 11:06:12

Posted from:

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[Redacted]

**Form Post**

Your Name:	Rebecca Hilton
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Agent Name if applicable:	-
Agent Organisation if applicable:	Selbourne Group Ltd
Agent Address:	c/o Agent, , , ,
Agent Phone:	-
Agent Email:	-
Document:	Trafford Local Plan: Land Allocations - Consultation Draft
Indicate Conservation Area Topic Paper Other Document:	-
Page Number:	-
Paragraph number:	-

Policy number:	TR1
Site reference:	-
TableFigure reference:	-
Other including omissions and suggestions for proposed amendments:	-
Do you support oppose or have general comments about this specific part of the document:	General Comment
Please provide your comments below and explain your reason for supporting opposing or commenting on this specific part of the document Please include suggestions as to how you think we can improve the document:	Policy TR1 - Active Travel Network 2.11 Selbourne Group supports the Council's Policy TR1.1 for Bridgewater Way which is to promote the Bridgewater Canal for recreational, educational and active travel purposes as well as safeguarding it from development. Selbourne Group is also supportive of the proposed enhancements to the canal towpath outlined in paragraph 10.15. 2.12 The enhancements to the Bridgewater Canal will complement Selbourne Group intentions to re-develop sites along this corridor, principally for retail and leisure purposes, and improve the local urban environment in Broadheath.
What gender are you:	
What is your age:	
what do you do in Trafford tick those that apply:	
Do you consider yourself to have a disability or impairment as defined in the Disability and Discrimination Act 1995:	
White:	
Mixed:	
Asian or Asian British:	
Black or Black British:	
Chinese:	



**A new form post has been received.**



Posted on: 17/03/2014 11:08:05

Posted from:

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**Form Post**

Your Name:	Rebecca Hilton
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Agent Name if applicable:	-
Agent Organisation if applicable:	Selbourne Group Ltd
Agent Address:	c/c Agent, , , , ,
Agent Phone:	-
Agent Email:	-
Document:	Trafford Local Plan: Land Allocations - Consultation Draft
Indicate Conservation Area Topic Paper Other Document:	-
Page Number:	-
Paragraph number:	-
Policy number:	TR2

Site reference:	-
Table/Figure reference:	-
Other including omissions and suggestions for proposed amendments:	-
Do you support oppose or have general comments about this specific part of the document:	General Comment
Please provide your comments below and explain your reason for supporting opposing or commenting on this specific part of the document Please include suggestions as to how you think we can improve the document:	<p>Policy TR2 – Public Transport Network 2.13 TR2.6 – Safeguarded Routes / Facilities includes the former Broadheath-Irlam railway line. Paragraph 10.39 states that: ‘The Council will safeguard the route of the Broadheath-Irlam railway line for potential future use as a sustainable transport corridor to support development in both the Carrington Strategic Location and the Partington Priority Regeneration Area’. 2.14 Selbourne Group owns land that is potentially part of/adjacent to the route of the former Broadheath-Irlam railway line that is proposed to be safeguarded, but there is no definitive plan from the Council identifying the specific section of the route that it intends to protect. It is imperative that the extent of the former railway alignment proposed to be safeguarded under this policy is shown on a plan. Selbourne Group considers that the section of railway viaduct which adjoins Viaduct Road and is to the east of Manchester Road should not be safeguarded. This is because it does not fit with the justification for applying this policy. The section of former railway alignment, which is owned by Selbourne Group, is separated physically from the alignment further west as it is beyond an existing Retail Park [Altrincham Retail Park] and Manchester Road and would require a spanning of Manchester Road and the compulsory purchase of land in private ownership and forming part of the retail park for it to be accessible or functional. This section of the former railway alignment could not form part of a sustainable transport corridor without major intervention in terms of physical construction and land acquisition for which justification is not put forward. 2.15 Action: A plan be provided showing the extent of the former Broadheath-Irlam railway line to be safeguarded from development and this plan show the section of the alignment that fronts Viaduct Road is not included within the safeguarding plans of the Council.</p>
What gender are you:	Female

**A new form post has been received.**



Posted on: 17/03/2014 11:09:36

Posted from:

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[Redacted]  
[Redacted]

**Form Post**

Your Name:	Rebecca Hilton
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Agent Phone:	-
Agent Email:	-
Document:	Trafford Local Plan: Land Allocations - Consultation Draft
Indicate Conservation Area Topic Paper Other Document:	-
Page Number:	-
Paragraph number:	-

Policy number:	OR1
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Do you support oppose or have general comments about this specific part of the document:	General Comment
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What gender are you:	
What is your age:	
what do you do in Trafford tick those that apply:	
Do you consider yourself to have a disability or impairment as defined in the Disability and Discrimination Act 1995:	
White:	
Mixed:	
Asian or Asian British:	