



TRAFFORD
COUNCIL

**Council Response to Inspector's Matters
Arising from Hearing Session 4A-
Policy W2 and R6**

9th March 2011

Introduction

At Hearing Session 4A of the Trafford Core Strategy Examination, the Inspector suggested that further consideration should be given to changes to Policy W2 for Town Centres and Retail as set out below:

1. To avoid policy W2 being too prescriptive and becoming out-of-date should justification text be added that clarifies that figures contained in the policy are indicative minimum figures, which will be reviewed at regular intervals?
2. For clarity should the word 'normally' in W2.14 be deleted?
3. For consistency with suggested change 300.11 should W2.15 be deleted?
4. The post publication change that inserts text after paragraph 19.7 repeats information contained in justification text for policy SL3. Should it be deleted?
5. Any other changes discussed and suggested by the Council.

Council's Response

In response to Inspector's point 1, the Council agrees that Policy W2 should be clarified that the figures for development proposed in the town centres are indicative minimum targets and that delivery of the development will be monitored and reviewed.

In response to Inspector's point 2, the Council agrees that the word 'normally' in Policy W2.14 should be deleted as it is confusing and unnecessary. Whilst it was put in to give some flexibility in exceptional circumstances it is recognised that in development management decisions, other material considerations can be taken account of to deal with exceptional circumstances.

In response to Inspector's point 3, the Council agrees that Policy W2.15 should be deleted for consistency with Suggested Change 300.11. Although PPS4 indicates that need should be defined as part of the evidence base for the plan making process, it is required to ensure an appropriate range of sites are identified rather than to be used in a general manner within policy wording. In addition, the assessment of 'scale' for new development is now incorporated into the impact test (Policy EC16), and as a result there is no need for this policy to mention either need or scale. This reference should therefore be removed to ensure that the policy is consistent with national policy as advised by PPS12.

In response to Inspector's point 4, the Council agrees that the post-publication Suggested Change SC42 should be deleted as it unnecessarily repeats justification text that is suggested to be added to Policy SL3 (SC300.12) and is most appropriately dealt with in relation to the LCCC Quarter Strategic Location.

In response to Inspector's point 5, no further changes are considered to be necessary.

The following proposed changes to the policy will be added to the Schedule of Proposed Changes (CD 12.4) to this effect at **300.27**.

W2.14 Proposals to expand any of the three existing retail warehouse parks (White City, Trafford and Altrincham) should be justified against the tests set out in PPS4. Further development within the retail warehouse parks should ~~normally~~ be limited to the sale of bulky comparison goods only.

~~W2.15 The Council is committed to the provision of a new superstore on Chester Road in Old Trafford which is limited to a scale that will address any outstanding need within the Old Trafford/Stretford area (see Core Policy L3 and SL3).~~

The following proposed changes to the policy justification will be added to the Schedule of Proposed Changes (CD 12.4) to this effect at **300.28** and **300.29**.

NEW PARAGRAPH:

19.4 Policy W2 sets out an indicative minimum figure that can be delivered in each Town Centre over the plan period. This enables flexibility for the Town Centres to deliver more or less development in line with the strategy and all other policies of the Core Strategy. Proposals that would ultimately vary the amount of development from the indicative target number set out for any centre will be determined in the light of on-going monitoring work and compliance with other relevant policies in the Core Strategy.

SUBSEQUENT PARAGRAPH NUMBERS TO INCREASE BY A FACTOR OF 1.

SUGGESTED CHANGE SC42 – NEW PARAGRAPH 19.7:

~~19.7 Planning permission now exists for the development of a Tesco superstore with a gross internal floorspace of 15,500m² adjacent to Stretford Leisure Centre.~~

SUBSEQUENT PARAGRAPH NUMBERS TO DECREASE BY A FACTOR OF 1.