

Trafford Council Core Strategy
Examination in Public

Matters Arising From Hearing
Session 3 – Strategic Locations

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Ref: J014519/Core Strategy Examination/Matters Arising from Hearing Session 3
Date: March 2011

1 INTRODUCTION

1.1 Following the third Hearing Session of the Trafford Core Strategy Examination which was held on 2nd March 2011 and concerned the Strategic Locations, the Inspector outlined in the document titled 'Matters Arising from Hearing Session 3' (CD 12.51.2) that:

- (Point 7) - Further consideration should be given to the deletion of the first bullet point of SL3.4; and
- (Point 8) - Paragraphs 8.47-8.49 provide confusing information. Clarification/ consistency is required.

1.2 The Council responded to this within the document titled 'Response to MMIQ 3.19' (CD12.54.8) which suggested a number of wording changes in response to the above. This document is provided as a response on behalf of Tesco Stores Ltd (Tesco) in relation to the Council's suggested changes on this matter.

2 RESPONSE FROM TESCO STORES LTD

2.1 The Council has proposed the deletion of the first bullet point of Policy SL3.4. This is supported for the reasons outlined in the Council's response.

2.2 The Council has proposed the deletion of paragraphs 8.47 and 8.49. This is also supported for the reasons outlined in the Council's response.

2.3 The Council has proposed to delete the final sentence of paragraph 8.48 (although it is referenced 8.49 in the Council's response) which would remove the unnecessary reference to the superstore scheme being acceptable in terms of PPS4. This is also supported for the reasons outlined in the Council's response.

2.4 The Council has also proposed a wording alteration to paragraph 8.50, this change is not supported. It is considered that the need, funding and delivery strategy for the strategic processional route has not been demonstrated and it therefore does not represent justified or effective policy in light of the requirements of PPS12.

2.5 Nevertheless, if the Development Requirement for the strategic processional route is retained, and given that planning permission has been granted for the LCCC cricket ground redevelopment and the erection of a new superstore which does not require a contribution to this route, it is clear that these proposals should be specifically excluded from this paragraph. It is therefore suggested that paragraph 8.50 should be amended to read:

“Development proposals in this area, other than the redevelopment of the LCCC cricket ground and the new superstore adjacent to Stretford Leisure Centre, are required to contribute towards the provision of high quality public realm in the Location, particularly in terms of the upgrading of Sir Brian Statham Way and Warwick Road to create a strategic processional route which links to MUFC, Trafford Wharfside and Salford Quays with a high quality approach focussed on design ”

- 2.6 In addition, it is considered that the third bullet point of Policy SL3.4 should also be amended to ensure that the strategic processional route does not require a contribution from the cricket ground redevelopment or the new superstore proposal. It is therefore suggested that this bullet point should be amended to read:

“Other than in the case of the redevelopment of the LCCC cricket ground and the new superstore adjacent to Stretford Leisure Centre, a contribution will be required to the provision of a strategic processional route, suitable for a variety of users with a high quality public realm area incorporating green infrastructure along Warwick Road and Brian Statham Way to enhance visitor experience and to link to existing and future public transport improvements.”

- 2.7 Accordingly, if the reference to the strategic processional route is to be retained in the Core Strategy, the above changes will help to make the policy more deliverable and therefore effective in terms of PPS12.