



TRAFFORD
COUNCIL

**Request for clarification to Policy SL3 in
Response to MMIQ 3.19**

4th March 2011

Introduction

At the third Hearing session of the Trafford Core Strategy Examination the Inspector considered that further consideration should be given to the deletion of the first bullet point of SL3.4 and that related paragraphs 8.47-8.49 provide confusing information and should be clarified.

Council's Response

The Council agrees that the first bullet point of SL3.4 should be deleted. 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 bullet point to mention either need or scale. This bullet point should therefore be removed to ensure that the policy is consistent with national policy as advised by PPS12.

The Council agrees that reference to the specific findings of the Trafford Retail Study 2007 is misleading and unhelpful, given that the Council have subsequently approved a store which is larger than the capacity identified within the Study. It is clear that a store of 15,500sqm is acceptable to the Council and the Secretary of State and forms a reasonable alternative to a store of a size supported by the need identified in 2007. As such, it is justified in PPS12 terms to remove the reference to the Retail Study findings in paragraphs 8.47 and 8.49, and as a consequence these paragraphs should be deleted completely.

It is also considered to be unnecessary to include the last sentence of paragraph 8.49 because this is implicit within the Council's grant of permission. The removal of this sentence would ensure that the Core Strategy does not repeat national policy as advised by PPS12.

For further clarification, the Council proposes to update the position regarding the planning application for a superstore in this Location, reflecting the grant of planning permission by the Council in September 2010. In addition, on further consideration, it is important that the first part of paragraph 8.50 does not just refer to the superstore proposal, but refers to all development proposals within the Location.

A proposed change will be added to the Schedule of Proposed Changes (CD 12.4) to this effect at **300.11**.

SL3.4 In order for development in this Location to be acceptable the following will be required:

- ~~The size of the new superstore will be limited to a scale that will address outstanding need within the Old Trafford/Stretford areas;~~
- The provision of community facilities to support the new community, including school provision, health facilities;
- A contribution 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;
- A Flood Risk Assessment must demonstrate that the development will be safe, without increasing flood risk elsewhere, and that it will where possible reduce flood risk overall;
- To protect, preserve and enhance the listed Trafford Town Hall and its setting and secure its use for civic and community purposes;
- To contribute towards the provision of additional utility capacity, including the reinforcement of the local waste water treatment works;
- To incorporate features to enhance the level of biodiversity in the area, such as green roofs and appropriate landscaping, and,
- Provision of affordable housing in accordance with Policy L2.

The following proposed changes to the policy justification will be added to the Schedule of Proposed Changes (CD 12.4) to this effect at **300.12**.

- ~~8.47 The Trafford Retail Study supports the need for a superstore of approximately 8,200 sq m in this locality.~~
- 8.48 In ~~March~~ September 2010, the Council ~~was minded to approve an application granted planning permission~~ for the development of a 15,500 sq m (GIA) superstore on land at this location. ~~The proposal was deemed to be acceptable in terms of the sequential and impact tests of PPS4.~~
- ~~8.49 Given that the tests in PPS4, in so far as they relate to the determination of planning applications, do not require need to be demonstrated. Any other proposal(s) that may come forward in excess of 8,200 sq m would be required to demonstrate that they satisfy all the plan making tests set out in Policy EC5 of PPS4.~~
- 8.50 ~~This proposal is~~ Development proposals in this area are required to ~~deliver improvements to provide a~~ contribute towards the provision of high quality public realm in the ~~area~~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 (SL2) and Salford Quays with a high quality approach focussed on design.