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c/o Strategic Planning and Developments,
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Our Ref: MS/PG/C-0156950-02

Dear Sir/Madam

Trafford Core Strategy: Further Consultation Comments on Behalf of Lancashire County Cricket Club and Tesco Stores Ltd

We are writing to provide our comments in response to the further consultation currently being undertaken in relation to the Trafford Core Strategy, on behalf of Lancashire County Cricket Club (LCCC) and Tesco Stores Limited (Tesco).

Background

The Inspector currently conducting an independent examination into the emerging Trafford Core Strategy has invited comments as to how the planning policy changes that were announced in the 2011 Budget statement and the further details contained in the Treasury's 'The Plan for Growth', might affect the representations submitted to date and the soundness of the Core Strategy.

The overall objective of 'The Plan for Growth' is to put the UK on a path to sustainable, long-term economic growth. As a key part of this, the Government intends to introduce a powerful new presumption in favour of sustainable development so that the default answer to development is 'yes', where it is sustainable. This is aimed at reinforcing the Government's pro-growth objectives.

Subsequent to the Budget, a letter was issued by the Government to Chief Planning Officers on 31st March 2011, advising that the presumption in favour of sustainable development set out in 'The Plan for Growth' should be treated as a material consideration in the determination of planning applications.

LCCC & Tesco's Approved Proposals for Old Trafford

LCCC and Tesco jointly secured planning permission on 29 September 2010 (ref. 743093/FULL/2009) for the following development:

"Part Full/Part Outline Planning Application for redevelopment of Old Trafford Cricket Ground and erection of food superstore. Full consent sought for the erection of a Class A1 food superstore (measuring 15,500m² gross internal area) incorporating car parking plus associated petrol filling station, landscaping and infrastructure; creation of pedestrian link between Talbot Road and

Chester Road; demolition and replacement of existing Old Trafford Cricket Ground stands and other associated buildings/structures to create a new cricket stadium (Class D2) with new media players and education building, extension to existing cricket school, reconfigured and extended members pavilion, spectator seating, hospitality and ancillary facilities including food and non food retail units, replay/scoreboard screens, sightscreens, 6 no. 60m high floodlighting columns and other associated cricket ground equipment. Outline consent sought for extension to Trafford Lodge Hotel (Class C1) including the creation of a maximum of 82 no. additional hotel rooms, a new fitness suite and a brasserie with details sought for means of access and layout with all other matters reserved for subsequent consideration."

Sustainability Credentials of the Approved Old Trafford Proposals

LCCC and Tesco are committed to the principles of sustainability and the approved development proposals accord with the policy thrust on sustainable development that is set out in 'The Plan for Growth'.

The proposals will deliver a major new development on a site comprising of previously-developed land, which is well served by public transport and easily accessible on foot and by cyclists.

The scheme will minimise potential negative impacts on the existing community and maximise opportunities for social, economic and environmental benefit, principally through improved leisure, cultural and retail provision within an important tourist destination.

Sustainability has been and continues to be, an essential and inherent consideration in the design and construction of the proposals. A range of measures will be incorporated across the lifecycle of the proposed development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change.

Suggested Changes to the Core Strategy

Overall, it is considered that LCCC & Tesco's proposals for Old Trafford will have a net long-term beneficial impact on sustainability objectives, and this should be acknowledged in the emerging Trafford Core Strategy, in recognition of the increased emphasis that is placed on sustainable development within 'The Plan for Growth'.

If you have any queries or require any further information with regard to these comments, please do not hesitate to contact me or my colleague, Philip Grant (0161 455 6533). In the meantime, we would be grateful if you could confirm receipt of this submission.

Yours sincerely



PP. Michele Steel
for Deloitte LLP (trading as Drivers Jonas Deloitte)