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P-07-289/PB/Trafford

Yvonne Parker
Programme Officer
Trafford Core Strategy Examination
c/o Trafford Council
1st Floor, Waterside House
Sale, M33 7ZF

Dear Ms Parker

**PLANNING & COMPULSORY PURCHASE ACT 2004
Local Development Framework for Trafford
EXAMINATION OF THE TRAFFORD CORE STRATEGY**

Re: “PLANNING FOR GROWTH”

As you know, we act as planning consultants for Barclays Bank plc (“the Bank”) in respect of the Local Development Framework (LDF) for Trafford. Further to your email of 18th April 2011 and the Inspector’s invitation to comment upon the recent statements by the Chancellor of the Exchequer and the Minister of State for Decentralisation, we comment as follows:

In our representations we made reference to Government Policy in PPS4 “Planning for Sustainable Economic Growth”, pointing out the strong emphasis on the promotion of town centre vitality and viability and the Government’s clear policy that there should be a positive attitude towards all development which generates wealth and creates employment. Policy EC10.1 states that: *“Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably”*. We stated that there is nothing in Government policy that recommends or supports imposing restrictions upon acceptable town centre uses at all so it is therefore important that development plan policies should facilitate the positive approach of PPS4. We said that this should be specifically acknowledged in the Trafford Core Strategy and that a clear intention to review restrictive shopping frontage policies should be set out in the document.

The Ministerial Statement of 23rd March 2011 by The Rt Hon Greg Clark MP is clearly very relevant to our representations and to the soundness or otherwise of the Core Strategy. The Statement provides added emphasis to the Government's determination that planning policies and their implementation must facilitate economic investment and growth, a point we have consistently made in our representations to the Council. He said "*Government's clear intention is that the answer to development and growth should wherever possible be 'yes'...*" with the message that local authorities should plan positively for such new developments: "*Local planning authorities should therefore press ahead without delay in preparing up-to-date development plans, and should use that opportunity to be proactive in driving and supporting the growth that this country needs*". The preparation of this DPD is just such an opportunity but the Council has failed to use it in respect of retail frontage policy.

As set out in the Bank's representations on the Publication Core Strategy, the Council's present attitude to A2 retail uses is neither Justified nor Consistent with National Policy. In order to comply with the recent Ministerial Statement the Core Strategy should set out a clear intention to review Policies that restrict A2 uses.

Yours sincerely



Michael Fearn of Shireconsulting
On behalf of BARCLAYS BANK PLC