

## **TRAFFORD CORE STRATEGY EXAMINATION**

### **WRITTEN STATEMENT PREPARED BY TURLEY ASSOCIATES ON BEHALF OF THE PEEL GROUP**

#### **FURTHER CONSULTATION ON DEFINING THE REGIONAL CENTRE AND INNER AREA BOUNDARIES: CD 12.70**

**UNIQUE REFERENCE NUMBER: 1045**

**9<sup>TH</sup> May 2011**

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#### **Introduction**

Peel have considered the Council's paper CD 12.70 which sets out options for the proposed boundaries of the Regional Centre and the Inner Area within Trafford, assesses the relative advantages and disadvantages of the various options considered and states the Council's conclusions as to the preferred option for the boundary of each area based on the assessment undertaken. Peel has the following comments to make in response to the consultation paper.

#### **Regional Centre**

Peel support the Council's preferred option (Option 2) as being the most appropriate boundary for the Regional Centre within Trafford. Peel's main interests in this area are in Pomona Island and the strip of land fronting the Manchester Ship Canal within the Wharfside area and both of these areas would be within the defined boundary under either of the options but Peel agrees that Option 2 represents a better fit in terms of the current range of uses within this part of Trafford Park and encapsulates the key areas of opportunity within Wharfside for new development to contribute to the key objectives of the Regional Centre within Trafford and the wider City Region.

#### **Inner Area**

Peel support the Council's preferred option (Option 2) as being the most appropriate and most logical boundary for the Inner Area within Trafford. Peel supports the analysis set

out in the Council's paper as regards the need for the selected boundary to include both areas of need and opportunity and to provide a realistic opportunity for there to be a significant increase in the residential population of these areas, which can only be achieved through new residential development of a significant scale within the boundary. Option 1 (as proposed in the original draft of the Core Strategy) simply failed to provide for these requirements and was in Peel's view illogical. Peel's arguments as to why Option 2 is the most logical and appropriate boundary are set out in the representations made to the draft Plan in November 2011 (pages 7 -11 of the representations statement of 1 November) and there is no need to repeat them here. However Peel believes that these arguments support much of the analysis set out in the Council consultation paper to justify its selection of Option 2 as the preferred boundary. In addition, Peel considers that Option 2 would be fully consistent with the new emphasis being placed on growth and job creation by the Government (see Peel's written comments in response to the Inspector's Note 5).

In addition Peel consider that any concerns as to the inclusion of a predominantly greenfield site (Trafford Quays) as a major opportunity site within the Inner Area that might previously have been expressed should now be reduced by the Government's removal (in the "Plan for Growth") that it is for Local Authorities to set their own targets as to the proportion of new housing development which should be accommodated on previously developed land rather than these being imposed from the centre. (See Peel's written comments in response to the Inspector's Note 5).

Peel fully supports the Council's view that there are adequate controls built into the wording of Policy SL4 (as amended) to provide the commercial development carried out in the Trafford Centre Rectangle Strategic Location complements development and investment in the Regional Centre.

Finally, as previously advised during the course of the Hearing, Peel considers that it is important that the boundaries of the Regional Centre and Inner Area are defined as part of the Core Strategy since they are important elements of the underlying spatial strategy of the plan and integral to understanding and applying some of the key policies. Hence it would not be appropriate for these matters to be deferred to a subsequent DPD as originally considered by the Council and the Inspector is therefore encouraged to give her support to the proposals and approach set out in CD 12.70.