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Form Post

Your Name:	Pete Bradshaw
Organisation if applicable:	Manchester City Football Club
Address:	The Etihad Stadium, , Manchester, Greater Manchester, M11 3FF, UK
Phone:	0161 436 7683
Email:	-
Agent Name if applicable:	-
Agent Organisation if applicable:	-
Agent Address:	, , , , ,
Agent Phone:	-
Agent Email:	-
Document:	-
Indicate Conservation Area Topic Paper Other Document:	-
Page Number:	-
Paragraph number:	-
Policy number:	OS1 and SP1 Designations - Carrington
Site reference:	-

TableFigure reference:

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Other including omissions and suggestions for proposed amendments:

Having looked through the Trafford Strategic Local Plan, Manchester City FC has no option but to object to the OS1 and SP1 designations for the site. There is no historical reason, nor is there any obvious claim to change the status of the greenbelt in the local plan. Such a change is at odds with existing and long-standing adjacent uses and seems to be somewhat at odds with the Council's Local Plan Core Strategy (January 2012) - section: SL5 Carrington - whilst it is clear that the Council seeks mixed use development for Carrington and that much if not all of that relates to brown field sites (the former petrochemical works) and that the Council seeks to ensure green and open spaces for connections, sustainability and that there are areas of "high biodiversity value", it cannot be at the expense entirely of one piece of land without understanding the general/operatiing implications, financial and commercial blight impact and the future options for that tract of land. The core strategy states that is sets down a "vision for a sustainable future". The Club without doubt would support the overall vision and aims to the Core Strategy, but we have to seek leave to object to the classification of the Club's land at Carrington at least subject to a meeting with appropriate officers or members of the Council. Manchester City Football Club, whilst supportive of the Local Plan and the Council's Core Strategy, has concerns and seeks clarification of the proposed status of the lands - as identified - further, that should there be any tangible devaluation of the land values and associated leases, that the Club will make further representation. In short, the Club needs to be directly consulted. Notes: MCFC's facility is proposed to be covered by the following policies: OS1 – Parks and Open Spaces – Provides protection of these areas. SP1 – Existing Sports and Leisure Facilities – Provides protection of such facilities. NE2 – Landscape Character Areas – Provides protection of the distinct landscape character of such areas. GB1 - Greenbelt The Club would have fully expected the Greenbelt designation to have been carried forward, but cannot understand the OS1 and SP1 proposed policy designations given that MUFC and Sale Shark's Training Grounds do not have these restrictions placed upon them (they are however both still Greenbelt locations). Draft Policy SP1 states: SP1 - Existing Sports and Leisure Facilities 24. 3 In line with Core Strategy

	<p>Policy R5 existing sports and leisure facilities will be protected and identified on the Policies Map. Opportunities will be encouraged that make enhancements through appropriate expansion, rationalisation and/or refurbishment of these facilities to ensure sites are utilised to their full potential. The major wet/dry facilities are listed in Appendix B and identified on the Policies Map. Other sports and leisure facilities are identified on the Policies Map under OS1. The Club seeks to understand this seeming discrepancy and make representations accordingly. There is a proposed 'Strategic Location' allocation for the Shell Carrington Area (CAR 1), however this is some distance from the Club's training ground facilities. The draft document indicates that this allocated area is suitable for residential, employment and community facilities.</p>
<p>Do you support oppose or have general comments about this specific part of the document:</p>	<p>Object</p>
<p>Please provide your comments below and explain your reason for supporting opposing or commenting on this specific part of the document Please include suggestions as to how you think we can improve the document:</p>	<p>-</p>
<p>What gender are you:</p>	<p>-</p>
<p>What is your age:</p>	
<p>what do you do in Trafford tick those that apply:</p>	
<p>Do you consider yourself to have a disability or impairment as defined in the Disability and Discrimination Act 1995:</p>	
<p>White:</p>	
<p>Mixed:</p>	
<p>Asian or Asian British:</p>	
<p>Black or Black British:</p>	

Chinese:

Sexual Orientation How would you describe your sexual orientation:

Religion Belief What is your religious belief:

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Trafford Local Plan: Land Allocations Consultation Draft & Policies Map

Representation on Behalf of Manchester City Football Club

Further to the submission of representation reference 1317 to the above Draft Documents on 17 March 2014, this representation should be added to the file as a supplement to representation reference 1317.

That original representation objected to the Draft Policies Map, in proposing to allocate Manchester City Football Club's Carrington Training Ground under Policies OS1 and SP1 (as well as within the defined Green Belt under Policy GB1). In addition to the reasons for objection set out in that representation, Manchester City Football Club (MCFC) objects to the allocation of the Carrington facility as proposed for the following reasons.

Development of the City Football Academy

MCFC has operated Carrington as a training ground for its First Team since 2001. In 2003, the Club moved from its original home ground of Maine Road and took occupation of the City of Manchester Stadium in East Manchester, which had originally been built to host the 2002 Manchester Commonwealth Games. In 2011, the Stadium was renamed the Etihad Stadium.

As the Club has firmly established its roots in East Manchester over the last decade, it has sought to invest heavily in the area in terms of community outreach work through its charitable foundation City in the Community, through the development of numerous skills and training initiatives, and through investment in physical infrastructure to build on the strength of the existing Etihad Campus.

One such investment in physical regeneration is the development of the City Football Academy (CFA) – a new Grade 1 Academy and elite training facility, bringing all aspects of the Club together for the first time, next to the Etihad Stadium on the site of the former Clayton Aniline Chemical Works in Openshaw West. The CFA will accommodate 12 Youth development football pitches, four First Team football pitches, dedicated school and accommodation for both Youth and First Team players, a 7,000 capacity Youth Arena, plus a new bridge link connecting the CFA with the Etihad Stadium. This connection between the Club's training facilities and its First Team home ground is critical to the Club securing its future as one of the world's leading football clubs and building upon Manchester's reputation as a centre of football excellence.

Planning permission was granted for the CFA in December 2011 and works started on site in early 2013. This summer (summer 2014) the CFA will open its doors, with the First Team moving into its accommodation and training from that facility before the end of 2014. At that point, MCFC will have fully decanted from the facility in Carrington.

The future of the Carrington site is an issue which requires further planning and consideration and the Club will engage fully with the Council in due course to discuss the options that the site's vacation may reveal.

However, the fact that in the very near-term, the Carrington facility will be vacated, renders the proposed allocations in the Local Plan Land Allocations Document inappropriate.

Draft Policies SP1 and OS1

Policy SP1 relates to "Existing Sports and Leisure Facilities". The policy states that "in line with Core Strategy Policy R5 existing sports and leisure facilities will be protected and identified on the Policies map. Opportunities will be encouraged that make enhancements through appropriate expansion, rationalisation and/or refurbishment of these facilities to ensure sites are utilised to their full potential." [our emphasis].

It is clear that draft allocation SP1 does not consider MCFC's Carrington facility to be a "major wet/dry facility" as it is not listed as such in Appendix B of the Draft Document. The policy then states that "Other sports and leisure facilities are identified on the Policies Map under OS1".

Draft Policy OS1 states that the Council will protect and seek to enhance existing parks and open spaces in line with Core Strategy Policy R5. The Carrington facility is not a park. Other open space is defined as "play areas, small areas of amenity space, protected linear land (semi natural greenspace), allotments, cemeteries, sports fields and informal recreation areas."

We do not consider that MCFC's facility at Carrington falls into any of the above definitions. It is a privately owned, privately run training ground for one of the UK's top Premier League Football Clubs. The Carrington ground is not open or accessible to the general public. In fact, it is a deliberately private facility that seeks to ensure that First Team players can train without fear of distraction or interference from any third parties. The complex's gym, hydro-therapy pool, medical facilities and match analysis suite are equally private facilities.

It is clear that the Council does not view such private facilities elsewhere as falling within the definition of facilities listed for protection under Draft Policy OS1. Sale RUF's training ground, directly adjacent to MCFC's, and Manchester United Football Club's training ground (the Aon Training Complex) do not have the proposed policy designation SP1 and/or OS1 attached to them. Both are designated within the Green Belt, in the same way as MCFC's ground is, which provides the highest level of protection insofar as maintaining openness is concerned. This therefore cannot be the reason that MCFC's ground at Carrington is proposed to be allocated under SP1/OS1.

Even if it were to be argued that all three grounds should be designated under SP1/OS1 (which for the reasons above, we do not consider appropriate), the fact that by the end of the year MCFC's Carrington Training Ground will be totally vacated and not in any active sporting use, means that by the time of the adoption of the Land Allocations Document (which is set out to be August 2014 in the adopted Trafford Local Development Scheme, based on a submission date of December 2013 - delay in submission by an anticipated five months means that adoption is more likely to be January 2015), the site will be out of active sporting use.

It therefore cannot be appropriate for such a designation to be applied to the site, and MCFC therefore objects to the proposed SP1/OS1 allocation of the Carrington facility.