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By Hand

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Dear Sirs

**The Sports-Led Regeneration of Old Trafford – Proposals by Lancashire County Cricket Club and Tesco Stores Ltd
Application for Part Full, Part Outline Planning Permission**

On behalf of our clients, Lancashire County Cricket Club (LCCC) and Tesco Stores Ltd, please find enclosed an Application for Planning Permission for the redevelopment of Old Trafford Cricket Ground, the erection of a new food superstore on Chester Road and a new pedestrian link.

The 'hybrid' planning application consists of a full application for the redevelopment of Old Trafford Cricket Ground and the erection of a Class A1 superstore on Chester Road, together with a new pedestrian link between Talbot Road and Chester Road, and an outline application element for the extension/reconfiguration of Trafford Lodge Hotel.

The Site

The application site, which is approximately 13.5 hectares in size, comprises of Old Trafford Cricket Ground, land off Chester Road and between Chester Road and Talbot Road.

Old Trafford Cricket Ground is one of the largest cricket venues in the United Kingdom, and has regularly hosted international matches since 1884. Bounded by Talbot Road (A5014) to the north, Great Stone Road to the west, the Altrincham to Manchester Metrolink line to the south and Brian Statham Way to the east, it is set in a highly sustainable location which benefits from excellent public transport access.

The proposed superstore site is located to the south of Chester Road, adjacent to Stretford Leisure Centre. Chester Road (A56) is a major vehicular and cycle route into Manchester City Centre. The former playing fields which comprise the site have not been in use since September 1998 and there is an implemented planning permission in place on the eastern part of the site for a foodstore (Planning Application ref. H/56481).

The Proposals

The proposed development is described as:

"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 15,500 GIA) incorporating car parking, a petrol filling station, landscaping and associated 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, sightcreens, 6 no. 60m high floodlighting columns and other associated cricket ground equipment. Outline consent sought for extension to Trafford Lodge hotel 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."

Background to the Proposals

This development is an exciting opportunity for LCCC, in conjunction with its developer partner Tesco Stores Ltd, to create a world class cricket stadium, with world class spectator training, player and educational facilities to support professional and grass roots cricket, as well as providing a modern foodstore offer for the local area.

Old Trafford Cricket Ground no longer meets the standards of the England and Wales Cricket Board (ECB) required to host Test matches and the Club has failed to secure the use of Old Trafford to stage major International Test Matches in the foreseeable future. Urgent action and considerable investment is therefore required to ensure that Old Trafford can deliver the modern "world class" stadium facilities required by the ECB to allow the Club to win back its pre-eminent status as one of the leading Test grounds in the world. Five day international Test matches underpin LCCC's financial viability and bring significant economic wealth, employment, branding and tourism benefits to the Borough, city and region as a whole. The loss of these high profile matches presents a very serious threat to the Club's long term future and to the future of cricket in the region.

In order to have any realistic expectation of staging international cricket into the future, LCCC must invest heavily in the modernisation and re-development of Old Trafford Cricket Ground as required by the ECB. Failure to do so will mean that Old Trafford will be considered by the ECB in the future as only a County cricket ground.

Owing to the financial burdens imposed by the prospective redevelopment costs of the cricket ground, the Club have considered a range of potential land use options that will drive sufficient value to create the capital receipts necessary to enable a viable development solution for Old Trafford to emerge.

The single most significant source of prospective funding for this proposal will come by way of a "cross-subsidy" from the proposed development of a Tesco superstore on land adjacent to Chester Road. This is a funding mechanism used by many sporting facilities across the country, including - in the North West - the Warrington Wolves and St Helens Rugby league stadia as well as the proposed new Everton Football Club stadium in Kirkby, Merseyside.

The proposal is that Tesco will purchase the land required for the superstore from the Council which represents the best value that can be achieved for the land, satisfying the Council's obligation under S123 of the Local Government Act 1972 to dispose of land for the best consideration that can reasonably be obtained.

Having obtained the land value from Tesco it is then proposed that the Council exercise its powers under S2 of the Local Government Act 2000 (well-being powers) to provide financial assistance to LCCC to enable LCCC to carry out the required ECB works.

The Sports-Led Regeneration Framework for Old Trafford

This planning application has been prepared in the context of the Sports Led Regeneration Framework for Old Trafford which, following a period of extensive public consultation in December 2008, was formally supported by Trafford Council in February 2009.

This document considers the physical, economic and social opportunities which can be exploited by major investment in Old Trafford and the significant benefits that can be delivered by bringing forward the Cricket Ground's redevelopment as part of a wider mixed-use regeneration initiative. Its key objective is to secure a comprehensive regeneration strategy for the cricket ground and its environs that will deliver, and secure for the long term, a world class cricket stadium, with world class spectator, player, training and educational facilities supporting both professional and grass roots cricket.

To maximise the benefits of the re-development opportunity, the document considers the wider physical, economic and social opportunities which can be exploited by major investment in Old Trafford and the significant benefits that will accrue in bringing forward the ground's re-development as part of a substantive new mixed use regeneration initiative for the wider area.

In evolving a regeneration framework for the area therefore, LCCC and its partners engaged with a wide range of land-owning parties and partner organisations to assess how their respective needs and aspirations may be met and synergies achieved between what the Club is aiming to achieve and their own aspirations.

This included not only land owned and occupied by LCCC but also Stretford High School, Trafford College, GM Police, Trafford Council, Kellogg's, Tesco and others.

In accordance with the approach detailed in the Regeneration Framework, LCCC made an application for Planning Permission for Phase 1 of the Cricket Ground redevelopment (Planning Application Ref. H/70373), including a new grandstand and hospitality and events venue. Planning Permission was granted by Trafford Council in February 2009. The scheme, which is currently under construction will ensure the maintenance of jobs and LCCC's conferencing business whilst the remainder of the Cricket Ground is under development.

Consultation

LCCC has undertaken extensive consultation in respect of its emerging proposals, and the wider Regeneration Framework of which they form a fundamental part.

In December 2008, LCCC carried out a consultation exercise in respect of the Old Trafford Sports-Led Regeneration Framework. A 3 day public exhibition was held at Old Trafford Cricket Ground to which over 900 invitations were delivered by hand to local residents and businesses. Approximately 43 people attended the events over the course of the 3 days and 16 of those took the opportunity to make comments on the proposals in the visitors book.

LCCC and Tesco Stores Ltd jointly undertook a further consultation exercise during July and August 2009 in anticipation of the submission of this Planning Application. Over 900 invitations were again hand delivered to local residents and business, as well as advertising in the Stretford and Urmston Messenger and Trafford Metro, to attend the events at 5 local community centres around Old Trafford.

The consultation exercise was an opportunity for LCCC and Tesco to bring interested parties fully up to date with more detailed proposals. In addition, representatives of the Club and Tesco attended both the Stretford Neighbourhood Forum, the Gorse Hill Community Action Group and met with local business leaders in the Gorse Hill/Old Trafford area during this period to present the proposals in more detail. The feedback received during the consultation exercise has informed the application proposals. The Community Consultation Statement, which accompanies this application, details the comments made by the public on the proposals and how the consultations have informed the final application proposals.

Application Documents

The following documents and plans are enclosed in support of the application:

- Ø Completed Application Forms for planning permission and ownership certificate 'B' (x 6 no. copies);
- Ø Planning Application Fee Cheque for £67,210.00;
- Ø Design and Access Statement prepared by BDP, Saunders and Aspect Landscape Planning including existing and proposed plans / elevations and sections at A3 (x 6 no. copies);
- Ø Environmental Statement and Non-technical Summary prepared by Drivers Jonas LLP (x 6 no. copies);
- Ø Environmental Statement Technical Appendices (x 6 no. copies),
- Ø Planning Supporting Statement prepared by Drivers Jonas LLP and GL Hearn (x 6 no. copies);
- Ø Retail Assessment prepared by GL Hearn (x 6 no. copies);
- Ø Economic and Regeneration Statement prepared by AMION Consulting (x 6 no. copies);
- Ø Cricket and Business Case Statement prepared by AMION Consulting (x 6 no. copies);
- Ø Community Consultation Statement prepared by Drivers Jonas LLP (x 6 no. copies);
- Ø Transport Assessment prepared by Mouchel (x 6 no. copies);
- Ø Framework Travel Plan for LCCC prepared by Mouchel (x 6 no. copies);
- Ø Framework Travel Plan for Tesco prepared by Mouchel (x 6 no. copies);
- Ø Crime Impact Statement prepared by Greater Manchester Police (x 6 no. copies);
- Ø Sustainability Statement prepared by Drivers Jonas LLP (x 6 no. copies);
- Ø Energy Statement prepared by Scott Wilson (x 6 no. copies);
- Ø Tree Survey for the Cricket Ground prepared by JCA (x 6 no. copies);
- Ø Tree Survey for Chester Road prepared by Aspect Landscape Planning (x 6 no. copies);
- Ø Drawings, as listed in the attached BDP, Saunders Partnership and Aspect Landscape Planning Ltd drawing schedule (x 3 no. copies); and
- Ø 6 CDs containing electronic versions of these documents.

Benefits of the Proposals

The scale of the regeneration opportunity presented by the re-development of Old Trafford together with the Tesco superstore is enormous, as is the potential future economic benefit that will flow from implementation of further schemes within the Old Trafford Regeneration Framework, which will be facilitated by these core investments.

The proposals will deliver the following significant economic benefits:

- Ø 603 new full or part time jobs will be created or safeguarded, of which 526 will be created by the proposed new store;

- Ø Owing to the new store's designation as a "regeneration partnership" store, Tesco is committed to at least 50% of these new jobs being made available to the long term unemployed;
- Ø The provision of these new employment opportunities will generate approximately £5.2 million of additional GVA (gross added value) per annum;
- Ø The proposals will create over £52.4 million of construction works, with commensurate levels of construction employment.

International and professional sport has a major contribution to make to the evolution of the grass roots game and the empowerment of local communities of all ages. LCCC is already heavily involved in the development of competitive county and national level cricket and operates a range of community sport programmes with local partners across the region.

Major investment in new facilities at Old Trafford and revenue generated from international cricket would enable significant additional strides to be made in this area by LCCC. A series of discussions with Stretford High School aimed at promoting greater collaboration between the Club and school and to develop opportunities for both to promote and enhance participation and achievement in sport across the community are now underway. The potential is enormous, and activities which are being considered include health and fitness programmes, "have a go" days at the Club linked to match days and utilising both the indoor cricket school and outdoor practice facilities, Kwik Cricket tournaments, media related activities and a dedicated club/school learning website.

At the higher educational level, discussions are underway with Trafford College to investigate joint educational initiatives. Trafford College is a Centre of Vocational Excellence for sport and there is potential for the development of collaborative work opportunities with the Club in a number of areas, for example, grass roots coaching, training, media related courses and sports sciences.

Only by establishing a viable and sustainable future for itself at Old Trafford will LCCC be in a position to vigorously pursue these initiatives and many others, for example, the unrivalled opportunities to directly link with the media industry in particular when Media City:UK becomes a reality in 2011.

In summary, the proposed redevelopment of Old Trafford and the securing of International cricket will deliver the following community/regeneration benefits:

- Ø Secondary and tertiary education – education programmes will be expanded through the Club; partnership with Stretford High School, Trafford College and Universities;
- Ø Health – through promotion of sport, educational and training initiatives;
- Ø Community cohesion – through improvement in sporting and educational facilities, and greater connectivity between the Club and its neighbours;
- Ø Creation of a regionally/nationally/internationally significant visitor destination and tourism "hub".

These benefits can only be delivered through the redevelopment of Old Trafford Cricket Ground and the staging of International and Test Match Cricket events. Without the ECB-required works proposed, LCCC will have no choice but to downgrade its status to a County Cricket Ground, losing its profile and reputation as one of the world's greatest cricketing venues and the significant economic benefits that hosting International and Test Match cricket can generate.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries relating to any aspect of the application, please do not hesitate to contact Philip Grant (0161 247 7322).

Yours sincerely

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Cc: Lancashire County Cricket Club
Tesco Stores Ltd

Enc: Planning Application Submission

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