

Civic Quarter Area Action Plan – Schedule of Proposed Changes to Regulation 19 Version

A: MAIN MODIFICATIONS

Policy CQ1: Civic Quarter Regeneration	Previous Text	Proposed Text	Explanation
Change 1: Change to wording of introductory text	To ensure the vision of the AAP is achieved, it is necessary for all development proposals submitted to the Council to proactively respond to the vision and strategic objectives for the Civic Quarter area.	Through the implementation of the overriding CQAAP policy below, the Council seeks to establish the Civic Quarter as one of Trafford's most sustainable and accessible locations, and to achieve large scale redevelopment interspersed with its existing sporting, civic and historic assets to deliver a regenerated, high quality, attractive, green and well-connected neighbourhood.	The changes proposed to Policy CQ1, in their entirety, are chiefly intended to ensure that this leading policy is as effective as possible in delivering the vision and aspirations of the CQAAP. The overriding purpose of the CQAAP – to achieve large scale redevelopment and to deliver a regenerated neighbourhood – is proposed to be identified at the outset in the supporting text. Furthermore, the adjustments are aimed at reinforcing the Civic Quarter's unique attributes and maximising their ability to drive wholesale change. In this respect, a key focus of the renewed Policy CQ1 is the opportunity afforded by the presence of LCCC, as well as the adjacency of MUFC, to secure a renewed tourism and visitor identity for the Civic Quarter. A number of the proposed changes to Policy CQ1, including to the policy itself, to the supporting text, and to the accompanying parameter plans, are intended to reinforce LCCC as an asset and to protect its role and function in the development of adjacent sites. In addition, the changes are designed to afford greater flexibility in the future development of certain sites which could impact upon these objectives, including the former B&Q site to Great Stone Road and the existing Stretford Leisure Centre. This need for a degree of flexibility – in land use terms – has also been given to other key sites within the Civic

			Quarter (including White City Retail Park and the vacant British Gas headquarters on Talbot Road). In proposing these particular changes (as a main modification), the Council has sought to respond to matters raised in representations made on behalf of LCCC, as well as Derwent Estates and Centrica.
Change 2: Change to wording of policy	<p>Policy CQ1 Civic Quarter Regeneration 1 To ensure comprehensive and coordinated development, applications should provide a statement demonstrating how the proposals:</p> <ul style="list-style-type: none"> • Contribute to delivering the vision and objectives of the AAP • Accord with the AAP parameter plans in respect of land use, permeability, development massing and scale • Generally accord with the vision, principles and objectives of the Neighbourhood Area guidance • Integrate with and complement existing and proposed neighbouring development • Actively address the climate change impacts of the development; and • Provide development that would be of benefit to existing communities through contributing to healthy lifestyle choices, improving access to employment areas, to training and to education, offering improvements to the local environment, and providing an improved quality of design, 	<p>Policy CQ1 Civic Quarter Regeneration</p> <ul style="list-style-type: none"> • Development will be supported which maximises the identity of the Civic Quarter as a visitor destination and its potential to lead major regeneration in the area; • The Council will grant planning permission for a mix of uses across the Civic Quarter in accordance with the Land Uses Parameter Plan. This parameter plan identifies priority uses for sites across the Civic Quarter; • The Council will support the continued use and enhancement of Lancashire County Cricket Club (LCCC) as an international sports venue. Development on sites adjacent to the cricket club should not undermine the role, function and operation of LCCC as a major sport and leisure attraction within the Civic Quarter; and • Development within the Civic Quarter should also accord with the 'Building Height' and 'Improved Permeability' Parameter Plans. 	

	<p>construction and range in the area's housing stock.</p> <p>2 Development proposals should not prejudice the viability or deliverability of the AAP objectives.</p> <p>The following parameter plans form part of this policy. The other landscape, masterplans and massing diagrams contained in this document are illustrative only and have not been tested against the policies of the AAP or other development plan policies. They should not be treated as a template to guide planning applications.</p>	<p>The other landscape plans, masterplans and massing diagrams contained in this document and not referred to in Policy CQ1 are illustrative only and have not been tested against the policies of the CQAAP or other development plan policies. They should not be treated as a template to guide planning applications.</p>	
<p>Change 3: Change to Land Use Parameter Plan</p>	<p>See previous parameter plan</p>	<p>See new parameter plan. Changes summarised as:</p> <ul style="list-style-type: none"> • Placing the plan onto an OS base • Some marginal adjustments to CQAAP boundary • Establishing more definitive and regular boundaries to allocations (corresponding with development sites) • Some changes to land uses in particular locations • The splitting of 'predominantly sport and leisure uses' from 'predominantly civic uses' • The establishment of some split allocations (i.e. (sport/leisure and/or residential, and workspace and/or residential); • The establishment of a new 'mixed use' allocation • Alterations to the colour scheme 	
<p>Change 4: Change to text</p>	<p>Goals:</p>	<p>Goals:</p>	

<p>accompanying Land Use Parameter Plan</p>	<ul style="list-style-type: none"> • Ensure a diverse mix of uses throughout as a bedrock for vibrant communities • Prioritise identity areas around leisure, workplace, living and local retail offers to ensure a cohesive series of neighbourhoods are defined 	<ul style="list-style-type: none"> • Encourage a diverse mix of uses with the purpose of maximising the identity of the Civic Quarter as a visitor destination and its potential to lead major regeneration in the area 	
<p>Change 5: Change to Clear Building Height Parameter Plan</p>	<p>See previous parameter plan</p>	<p>See new parameter plan. Changes summarised as:</p> <ul style="list-style-type: none"> • Placing the plan onto an OS base • Some marginal adjustments to CQAAP boundary • Establishing more definitive and regular boundaries to different building height areas (corresponding with development sites) • Some changes to building height areas in particular locations • Deleting the 'gateway opportunities' 	
<p>Change 6: Change to text accompanying Building Height Parameter Plan</p>	<p>Goals:</p> <ul style="list-style-type: none"> • Consolidate taller scale and massing around Oakland House and northern gateway facing Chester Road and Exchange Quay • Heights over 20 storeys are not generally envisaged to ensure the area's unique characteristics are preserved • Sensitive scale required around historic assets and communities on Hornby and Barlow Roads. 	<p>Goals:</p> <ul style="list-style-type: none"> • Consolidate taller scale and massing around Oakland House (Talbot Road) and at the northern gateway facing Chester Road and Exchange Quay • Heights over 20 storeys are not generally envisaged in order to preserve the area's characteristics • Buildings of a lower height are required around historic assets and also the residential communities on Hornby Road and Barlow Roads. It is not envisaged 	

		that the maximum height parameters will be achieved within the setting of heritage assets or adjacent to existing residential communities	
Change 7: Change to Improved Permeability and Greenscape Parameter Plan	See previous parameter plan	See new parameter plan: Changes summarised as: <ul style="list-style-type: none"> • Placing the plan onto an OS base • Some marginal adjustments to CQAAP boundary • Introducing 'gateway locations' to this parameter plan • Identifying existing protected open space • Reducing the westward extent of a tertiary connecting route • Adding a new tertiary connecting route • Changing the identification of new Open Space to symbols • Marginal adjustments to the location of some new Open Space 	
Change 8: Change to text accompanying Improved Permeability and Greenspace Parameter Plan	Goals: <ul style="list-style-type: none"> • Create new pedestrian and cycling priority connections east to west, and north to south • Connect existing green amenity spaces and create new ones as part of a health and well-being network within the wider neighbourhood moving away from car-dominated streets • Create new connections west of Old Trafford tram stop to communities 	Goals: <ul style="list-style-type: none"> • Create new pedestrian and cycling priority connections east to west, and north to south • Maximise the opportunities afforded by the gateway locations as a means of accessing the Civic Quarter on foot and by bicycle • Establish a network of well-connected open spaces, allowing for the creation of new, and the enhancement of existing, spaces • Create a new pedestrian route to the west of the Old Trafford Metrolink stop to provide a link to 	

		residential areas in this part of the Civic Quarter	
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