

Appendix 3.32 -
email from TMBC to
WSP (1 Oct 2020)
Sports Contributions

Bhanderi, Pushpa

From: Harrison, Debra <Debra.Harrison@trafford.gov.uk>
Sent: 01 October 2020 11:32
To: Hard, Matt
Cc: Welch, Victoria; Payne, Hannah
Subject: RE: 100400/OUT/20 - Former B&Q, Great Stone Road

Hi Matthew,

I now have an update on the outdoor sports figure.

The developer contributions figure for outdoor sport would be £121,110 towards the cost of pitch provision/improvements plus the associated lifecycle cost of £121,110.

The contribution would be used to make improvements to local grass and artificial pitch facilities to increase capacity and address highlighted issues and priorities in the adopted Playing Pitch Strategy and Local Football Facilities Plan. Recipient sites for improvements would include one or all of the following identified sites: St Bride's Fields (Old Trafford); Seymour Park pitches (Old Trafford) and Turn Moss Playing Fields (Stretford) within the North (Old Trafford/Stretford) study area.

Whilst the FVA is still under review with Trebbi Continuum's comments provided earlier this week, I note that the Draft Heads of Terms indicated that in addition to the 10% affordable housing proposed, the applicant stated they were likely to enter provide developer contributions towards transport and accessibility, on site green infrastructure and spatial green infrastructure with the FVA outlining the following figures:

	Proposed Developer Contributions (CW FVA)	Requested Developer Contributions
Education	-	£641,973
CCG	£399,307	-
Open Sport	£330,333	£242,220
Spatial GI	£316,558	£252,837
Highways	£23,072	£30,000

As the LPA can now confirm all requested developer contributions, except for affordable housing, I would be grateful if you could provide a response to these contribution requests.

Kind regards

Debra

Debra Harrison
Major Planning Projects Officer

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From: Harrison, Debra
Sent: 29 September 2020 12:00
To: 'Hard, Matt' <matthew.hard@wsp.com>

Cc: 'Payne, Hannah' <hannah.payne@wsp.com>; 'Welch, Victoria' <victoria.welch@wsp.com>

Subject: 100400/OUT/20 - Former B&Q, Great Stone Road

Hi Matthew,

Thank you for calling me back this morning. As discussed we are aiming to get this application to planning committee on the 15th October and there are some outstanding bits of information which I require and I understand you will be able to provide these to me shortly. I need to finalise my committee report this week, therefore I would appreciate receipt of this information as soon as possible. To confirm I require the following:

- Courtyard elevations
- Level access details
- Confirmation of whether boundary tree planting is proposed – as noted in my email 20.08 there are some discrepancies between the landscape design statement and the site layout plan and confirmation is required whether tree planting along the NE and NW boundaries is proposed and if possible further information such as anticipated species, planting methods etc.
- A response to the latest set of LHA comments. In addition to the LHA comments TfGM have also advised that the additional information submitted has not resolved the issue raised regarding the junction assessment and have stated that “if the Base model is wrong the +Dev model will also be incorrect and therefore the results cannot be considered as valid.”
- There is one query within the TfGM (Metro) comments, sent on the 16.07.2020 which has not been addressed in relation to the RPA of trees on the metrolink side. The RPA's shown in the Arboricultural Assessment did not show individual trees in this area and instead indicated the trees in the TfGM boundary as a group. TfGM raised concern about this as trees within the Metrolink boundary cannot be adversely impacted by the works on the application site and further information was requested in this regard. I attach their comments again for ease of reference.
- Your response to whether an amended description of development is required – following on from our conversation I will review the legislation as soon as I can on this point too.

I've also received a short response from the English Cricket Board via Sport England and they are still objecting to the proposed development and have advised the following:

“On the sunpath analysis, we would take the view that this clearly proves the contention in 3.b. of your response that there will be a serious negative effect on the facility during winter. Fine turf grasses can be highly susceptible to disease if shaded during low growth periods and this could set the whole facility at risk. Mitigation for these issues can be achieved through stadium growth lights but they are expensive to both purchase and run, and further contribute to the carbon footprint of any turf area.”

I have made clear that we need further information as to what the actual concern is as the responses received to date do not do so. I hope to hear back shortly and they are aware of the urgency of this matter.

I can now also provide an update to the requested developer contributions:

Affordable Housing – I have now received the FVA review by Trebbi Continuum (attached). This review outlines why the proposed development is considered to perform differently to generic development in the Old Trafford Market Area and what additional information is required to clarify issues raised.

CCG – Following further discussion with the CCG I can confirm that no development contribution will be sought toward health facilities.

Education – Further information has also been sought with regard to education and capacity within the local area and the LPA will seek developer contributions towards primary school provision only (£641,973).

Sports Facilities – I am still waiting for confirmation on developer contribution requests in relation sports facilities, however I can confirm that contributions will only be sought towards outdoor sports facilities.

Semi-natural greenspace – no contribution required.

Spatial Green Infrastructure – as per my previous email this position remains unchanged and consistent with the formula included in SPD 1 a total contribution of £252,836.87 towards the provision of would be required based on population yield of 588 for local open space (LOS) and 425 for provision for children/young people (excludes studio and one bed units):

Local open space - £161.59 x 588 = £91,783.12

Provision for children/young people - £378.95 x 425 = £161.053.75

Highways – as per my previous email a contribution of £30,000 towards the improvement of the Great Stone Road / Talbot Road pedestrian and cycle infrastructure is required.

I look forward to receiving the requested information and will be in touch as soon as I hear anything further from Sport England / English Cricket Board.

Kind regards

Debra

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Major Planning Projects Officer

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