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By email

14 November 2019

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Dear Bethany

**LAND AT WARBURTON LANE, TRAFFORD
APPLICATION REF: 98031/OUT/19**

We write on behalf of Redrow Homes Limited in respect of the current planning application pertaining to land east and west of Warburton Lane, Trafford (reference above).

Parameters of Development

Further to ongoing discussions with Council officers in respect of planning, design, heritage and transport matters, please find enclosed an updated Parameters Plan (Ref: A16942.010) which reflects a number of key changes:

Site 1 (East)

- The pulling back of the proposed development area from adjacent Birch Farm;
- The introduction of a potential pedestrian crossing point along the northern boundary (across Red Brook) to connect to the existing footpath further north;
- The pulling back of the development area adjacent to the public right of way that crosses the site between Moss Lane and Chapel Lane to create a wider green infrastructure corridor;
- Extension of the development area towards Moss Lane to reflect local character whilst retaining existing vistas to heritage assets;

Site 2 (West)

- The pulling back of the proposed development area from adjacent Heathlands Farm and preservation of the existing vista across to the Warburton Toll Bridge;
- The introduction of an additional north-south green infrastructure connection across the site;

- The introduction of a potential pedestrian crossing point along the northern boundary (across Red Brook) to connect to the existing footpath links further north;
- Insertion of explicit references to Coroners Wood and area of Ancient Woodland to the north west of Site 2 in addition to references to Heritage Assets; and
- Overall, the Parameters Plan omits reference to the residential development area accommodating 'up to 400 dwellings'.

These changes are intended to directly address consultee feedback received and help further improve the design and development of the schemes for each site, including their accessibility. On this basis, it is not considered necessary to update the Environmental Impact Assessment (EIA) and submitted Environmental Statement (ES) as this assessed the 'worse case' scenario in a number of environmental areas. The proposed changes will only serve to reduce the significance of the impacts identified.

For the purpose of determination of the outline application, we request that the Local Planning Authority (LPA) supplements the existing submitted Parameters Plan (at Appendix 1.5 of Volume III of the ES) with that which is enclosed with this letter. Therefore, any future assessment of the scheme proposals by the LPA is undertaken on the basis of this revised submitted plan. For the avoidance of doubt, the Design and Access Statement is currently being updated to include the changes to the Parameters Plan and will be submitted to the Council shortly.

Description of Development

The submitted application form stated the proposed description of development as follows:

'Residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works'

Reflective of the submitted proposed changes to the Parameters Plan, we are seeking to formally amend the description of development to omit reference to 'of up to 400 dwellings'.

Whilst Redrow remains keen to be able to deliver this quantum of development across the two sites (and has assessed the potential environmental impacts of the proposals on this basis), flexibility is required. Ultimately the quantum of development that can be achieved will be dependent upon resolving a number of current tensions within the schemes (namely design and layout, heritage, highways) and work is ongoing in this regard and in the context of the concurrent full planning applications which remain 'live' with the Council (Ref: 98029/FUL/19 and 98030/FUL/19).

As the planning application was originally submitted through the Planning Portal

(Ref: A16942.010) the submitted application form has been amended through the Portal, however, a copy is enclosed for your records.

For the avoidance of doubt, we do not consider it necessary to update any of the other supporting documentation for the outline application.

Viability

The only exception to this is in respect of the submitted Financial Viability Appraisal (FVA) prepared by Cushman & Wakefield. This currently assesses a scheme of only 364 dwellings (this being the combined total quantum of development currently applied for through the concurrent full detailed applications).

However, in light of the fact that the outline application assesses the development impacts of a scheme of up to 400 dwellings in all other respects, it is considered that the FVA ought to be updated for consistency. Furthermore, this will be based on a Gross Development Value (GDV) of the proposed development areas as opposed to the specific plot details currently presented in the full applications.

Additionally, the updated FVA will provide some of the more detailed financial costings information that is being sought by Trebbi (the Council's consultant appraising the viability on its behalf). We anticipate the updated FVA being available for submission in circa 2-3 weeks.

Extension of Time

On 22 October 2019, the Council sought the written consent of the applicant to formally extend the time period for determination of the application.

Having carefully considered the Council's request in light of a) the consultee feedback received to date on the application, and b) the discussion that took place with officers in our meeting on 15 October 2019, Redrow is concerned that progress of the outline application is being inadvertently delayed by virtue of the Council's concerns and focus on the detailed design of the schemes (as per the full applications).

As a result, there has been limited consideration given to the overall acceptability of the principle of development of these sites pursuant to the outline application and in light of the policy approach set out in the National Planning Policy Framework (NPPF), paragraph 11.

Redrow is keen to establish the principle of development of these sites at the earliest opportunity, in order that it can commence their development and in turn, help the Council deliver much needed family housing in this area of Trafford. It is on this basis that Redrow is intending to submit an appeal against Non-Determination of the (outline) application pursuant to Section 78 of the Town and Country Planning Act 1990.

In accordance with the latest Planning Inspectorate Guidance and reflective of Recommendation 3 of the Rosewell Review into appeals that are to be dealt with

by way of an Inquiry, we herein enclose the requisite Notice Form which is being sent to the Planning Inspectorate in parallel.

On behalf of Redrow, we are keen to emphasise that this appeal is being made in the context of there being two concurrent detailed planning applications remaining before the LPA for determination and Redrow has every intention of continuing its efforts to work with the LPA to resolve outstanding matters, in seeking to secure two locally derived planning consents for their development. Furthermore, we are hopeful that a positive decision on those applications will avoid significant time being incurred by both parties on the proposed appeal.

A separate concurrent letter has been issued to the LPA outlining Redrow's intentions for the full applications and how we envisage these being taken forward in the short term.

Next steps

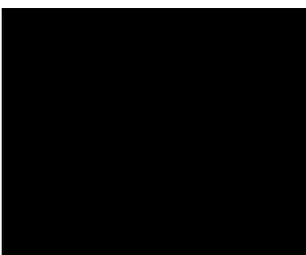
We would be grateful if in the first instance, the Council could confirm receipt of the revised Parameters Plan and Application Form; confirm that consultees will be duly notified of these changes; and, advise of the timescale for any associated feedback.

Additionally, we would be grateful for an update on when any remaining outstanding consultee feedback will be received (as referenced in our letter dated 31 October 2019), including in respect of education and the potential S106 contribution being sought by the Council's Sustainability team.

We will otherwise keep you updated as and when we submit the appeal to the Planning Inspectorate and on any other matters arising in the interim.

We trust that this is in order and await to hear back from you on the matters raised.

Yours sincerely



Sarah Wozencroft

Enc: Parameters Plan (Ref: A16942.010)
Amended Application Form
Section 78 Notification of Intention to Submit an Appeal

cc: Redrow Homes Limited