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By email

17 December 2019

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Dear Bethany

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

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).

Further to recent correspondence and our letter dated 31 October 2019 we have since addressed a number of the issues raised within the formal consultation responses. Please find enclosed the following technical reports:

- Revised Design and Access Statement (TEP);
- Revised Heritage Assessment (TEP);
- Revised Green Infrastructure Statement (TEP);
- Revised Transport Assessment and Travel Plan (SCP);
- Revised Ground Investigation Report (Betts Geo);
- Revised Archaeological Desk Based Assessment, including Geo-physical Surveys (CgMs);
- Revised Flood Risk Assessment (Betts Hydro); and
- Revised Noise Assessment (Hepworth Acoustics).

The reports reflect a number of key changes which we've set out in detail below.

Revised Design and Access Statement

The revised Design and Access Statement reflects the revised parameters plan in addition to addressing the Council's design comments (3 September 2019) in so far as they are relevant to the submitted outline scheme.

Importantly, it reflects a number of key changes outlined in our letter issued to the Council on 14 November 2019 and demonstrates how 400 homes can be delivered across the site. The changes are intended to directly address the design comments and help further improve the design and development of the schemes for each site, including their accessibility. The updated DAS includes an illustrative masterplan pertaining to a scheme of 400 homes.

Revised Heritage Assessment

The revised Heritage Assessment has been updated to reflect the revised parameters plan in addition to addressing comments received from the Council's Conservation Officer (4 August 2019 and 16 September 2019). The report considers the impact the development would have on the setting of Heathland Farm and Barn, Birch Farm in addition to the non-designated heritage assets located along Moss Lane.

The report concludes that the impact of the proposed development is assessed as having a low to moderate significance of effect, which would be equivalent to less than substantial harm, which in accordance with the revised NPPF should be weighed against the public benefits of the proposal. We trust the revised parameters plan and Heritage Assessment address the Officer's concerns and thus the Council is now in a position to support the development in this regard.

Revised Green Infrastructure

The revised Green Infrastructure Statement has been updated to reflect the revised parameters. It demonstrates that there is no shortfall in open space across both sites, east and west of Warburton Lane.

There have previously been no objections to the proposal in relation to the provision of green infrastructure and thus on this basis, given the conclusions remain unchanged we do not foresee that this updated Statement will give rise to any new concerns.

Revised Transport Assessment and Travel Plan

The revised Transport Assessment has taken on board and addressed the comments received to date from the Local Highways Authority (LHA), Highways England (HE) and Transport for Greater Manchester (TfGM).

The assessment includes further analysis and justification in relation to traffic flow outputs, trip distribution and traffic data relating to the modelling and further clarification regarding public transport and bus stop provision.

Additionally, the Travel Plan has been updated to reflect likely distances to bus stops, proposed pedestrian/cycle connectivity and to reference proposals for new pedestrian footbridge crossings over Red Brook (in relation to both sites).

A separate technical note addressing the latest comments from HE (dated 3 December but received only last week) will also follow.

Updated Ground Investigation Survey

The original application was accompanied by a Desk Study Report, however, the concurrent full applications were accompanied by a detailed Ground Investigation Report. Since then, an additional survey has been undertaken with regards the far eastern corner of Site 1 (in the area of the existing overhead power lines) and to

inform some of the costings information underpinning the updated Financial Viability Appraisal (FVA). The findings of this further survey have been input into the original Ground Investigation report (referenced as Rev 3). For consistency, we are now providing this (updated) report to the Council and in support of the outline proposals.

Revised Archaeological Report, including Geo-physical Surveys

Further to comments received from Greater Manchester Archaeological Advisory Unit (12 July 2019) and as requested, a detailed, phased evaluation designed to identify whether there is considerable potential for pre-historic, Romano-British and medieval archaeology at the site has been undertaken.

The surveys enclosed within the Archaeological Report demonstrate the land to both the east and west of Warburton Lane is predominantly clear of archaeological 'anomalies' and there is no indication of the presence of significant archaeological remains.

Revised Flood Risk Assessment

The revised Flood Risk Assessment has been updated to reflect the revised parameters in addition to taking on board the comments received from the Lead Local Flood Authority (LLFA) and Warburton Parish Council (16 July 2019, 22 June 2019 and 9 October 2019). The assessment includes additional modelling in addition to demonstrating why the approach (outlined) has been taken. It confirms that the proposal will not give rise to unacceptable risks of flooding.

The revised assessment concludes that the development can be considered appropriate in flood risk and drainage terms in accordance with Planning Practice Guidance.

Revised Noise Assessment

The revised Noise Assessment reflects the revised parameters however the conclusions remain unchanged to those outlined previously. For the majority of development noise mitigation measures are not considered necessary, although the implementation of sound insulation measures for the houses located within close proximity to Moss Lane and Warburton Lane will be required.

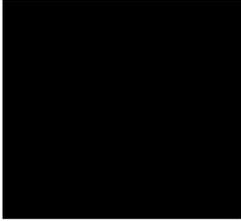
Trafford Council's Nuisance response (16 July 2019) confirmed previously that it had no objections to the proposal. Given the conclusions remain unchanged we do not foresee that this updated Assessment will give rise to any new concerns.

Next steps

We would be grateful if in the first instance, the Council could confirm receipt of the documentation listed above; confirm that consultees will be duly notified of these changes; and, advise of the timescale for any associated feedback.

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

Yours sincerely



Sarah Wozencroft

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cc: Redrow Homes Limited