



Our Ref: 62260794 let-PB-SW-22.6.20-
WPC

22 June 2020

RESTRICTED

Dear Mr Beckmann,

Land at Warburton Lane, Trafford (Appeal Ref: APP/Q4245/W/19/3243720)

Further to discussion with the Inspector at the Case Management Conference (CMC) on 10 June 2020, we write to provide you with a copy of the Addendum to the Environmental Impact Assessment (EIA) which was formally submitted to the Planning Inspectorate (PINS) and Trafford Borough Council (TBC) on 3 March 2020 in support of the aforementioned appeal.

Paragraph 17 of the Inspector's CMC Note highlights the discussion that took place more recently with regards Warburton Parish Council's (WPC) concerns that amendments to the appeal proposal are not compliant with *Wheatcroft* and are materially different and/or prejudicial.

WPC has been asked to explain why it takes this view and detail those who have been prejudiced as a result.

Notwithstanding that the EIA Addendum has previously been publicised and made available to anyone with an interest (and more recently re-publicised as a result of Covid-19 and the ability of interested persons to review the information previously), we are providing this information direct to WPC, to help directly address the concerns that have been raised.

In doing so, there are a number of points to note:

- 1 The proposal i.e. the description of development alongside the proposed parameters of development (as shown on Plan Ref : A16942.010) remains unchanged since prior to the lodging of the appeal;
- 2 The extent of changes to the proposal that took place *prior to the appeal* (i.e. whilst the application was still within the remit of Trafford Borough Council to determine) are summarised in Sections 1 (Paragraphs 1.12 to 1.14) and Section 3 of the EIA Addendum (March 2020);
- 3 The EIA Addendum has been produced on the basis that the original submitted Environmental Statement (ES) pre-dated such changes;
- 4 It also pre-dated the submission of further supplementary information in direct response to matters arising during the application process (the scope of this was set out in our letter to



PINS dated 24 February 2020 and is also summarised in the EIA Addendum (Paragraph 1.14);

- 5 The Appellant's letter to PINS (dated 24 February 2020) set out why the EIA could not have been prepared before the appeal was submitted;
- 6 With regards the proposed Site Accesses (which is a detailed matter for approval), the location and principles remain unchanged since these were first submitted as part of the application (May 2019). Notwithstanding, the EIA Addendum does include a revised Access Drawing (Appendix 1.4a – Drawing Ref: SCP/16544/F09 Rev E) which shows how the proposed access details have evolved further to those which were updated and submitted to the Council in December 2019 (as part of the updated Transport Assessment). The change solely relates to reference to a proposed Pelican Crossing being added to the plan, in direct response to the request of the Council set out in its Committee Report (February 2020). The overall nature and form of the access proposals are otherwise unchanged;
- 7 With regards proposed off-site highways mitigation pertaining to Flixton Crossroads, a preliminary scheme of improvements was provided to the Council on 28 November 2019 (Drawing Ref : SCP/16544/SK11.1 Rev A) as part of the Appellant's response to consultation matters raised by the Local Highways Authority (LHA) and Transport for Greater Manchester (TfGM). The scheme was based on the construction of a four-arm roundabout at the junction in the event that a previously consented scheme of works for this junction has not been implemented by the time the appeal proposals come forward. It remains the Appellant's position that this proposed scheme of mitigation remains an acceptable alternative solution and can be demonstrated to accommodate the impact of the development.

Notwithstanding, as part of the Appellant's discussions with the LHA/TfGM on a Statement of Common Ground (SoCG), a further scheme has been prepared which no longer proposes a roundabout solution but improvements to the existing approaches to the junction. This remains the subject of discussion between the main parties (supported by detailed highway modelling) and it is anticipated that once agreed, this will be appended to the Highways SoCG in demonstrating that there is an alternative agreed solution for mitigating the impacts of the development at this junction.

Importantly, the Appellant is not seeking the express consent for these works as part of the appeal proposal. Rather, it is envisaged that any such works would be required pursuant to a Grampian condition (requiring further details to be submitted and agreed) and either implemented pursuant to a S278 Agreement (timing dependent) or a financial contribution paid to the LHA. For these reasons, we do not consider that the proposed revisions to the Flixton Crossroads mitigation scheme in any way give rise to prejudice to third parties.

- 8 Finally, in terms of the bridge proposals, these are shown as 'Potential Pedestrian Bridge Crossings' on the aforementioned Parameters Plan submitted to the Council in November 2019. The purpose of highlighting them on the Parameters Plan is to identify where these would be located relative to the proposed development only. Their detail is the subject of separate applications for planning permission (Ref : 10093/FUL/20 and 10074/FUL/20) which have been consulted upon and are currently being considered by the Council. As their purpose is in support of the appeal proposal, it was appropriate to consider their relevance in preparing the EIA Addendum. It is envisaged that their implementation will be tied into any grant of planning permission for the appeal proposal by way of a further Grampian condition.



The Inspector has requested that WPC review this information and outline any remaining concerns it has with regards the aforementioned, no later than 1 July 2020.

Of course, if any immediate queries arise, then please do not hesitate to contact us directly and we will endeavour to assist with your enquiries.

We would be grateful if you could confirm receipt of this letter (and enclosures) by return and otherwise look forward to hearing from you.

Yours sincerely



Sarah Wozencroft

cc:
Ms Gaye Fletcher, Warburton Parish Council
Mr Killian Garvey (c/o Mr Mark Ronson, Clerk, Kings Chambers)
Mr Tim Salter, PINS
Redrow Homes North West

Encl :
EIA Addendum (inc. Appendices and Figures)

For enclosure refer to:

CD – B4

CD – B5

CD – B6