



**CIVIC QUARTER AREA ACTION PLAN**

**STATEMENT OF COMMON GROUND  
WITH LANCASHIRE COUNTY CRICKET CLUB**

**April 2022**

## 1.0 INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) relates to the emerging Civic Quarter Area Action Plan (CQAAP). The SoCG has been prepared between Trafford Council and Lancashire County Cricket Club (LCCC) which is sited within the Southern Neighbourhood of the Civic Quarter.
- 1.2 In general, this SoCG is structured around the representations to the Regulation 19 version of the CQAAP that were made on behalf of LCCC by Hill Dickinson. This representation was included within the material submitted to the Secretary of State for Levelling Up, Housing and Communities under the terms of the Planning and Compulsory Purchase Act 2004 (as amended) on 26<sup>th</sup> November 2021 (see Document E01 in the Examination Library), and its contents are summarised within Document F03 of the Examination Library (with it split into a series of different sub-representations, 13 in total). Document F03 also outlines the Council's response to each sub-representation made by LCCC, which may entail: clarification; further justification for its position; or a proposed modification to the CQAAP as a result (which could either be of a 'main' or 'minor' nature).
- 1.3 Where a main modification is proposed, the detail surrounding the modification is contained in Documents G01 to G05 in the Examination Library.
- 1.4 The list of proposed minor modifications did not form part of the material submitted to the Secretary of State but it has since been appended to the Council's hearing statements in response to the Matters, Issues and Questions (MIQs), submitted to the appointed Inspector on 11<sup>th</sup> March 2022. The list of proposed minor modifications is in two parts: 1. An initial list of proposed minor modifications prepared by the Council at the same time as the proposed main modifications were approved by the Planning and Development Management Committee ahead of the CQAAP's Submission; and 2. A further list of proposed minor modifications to capture issues which have arisen since the CQAAP's Submission, including issues that have arisen out of the MIQs. It is the first list of proposed minor modifications which is referred to within this SoCG.
- 1.5 However, as the work on the SoCG has progressed, a further and very recent change has been suggested and agreed by the parties. This SoCG identifies where this new, suggested change (to Policy CQ1) is referred to -see para 2.3 below. This suggested change features only in this SoCG and has not yet been referenced either in the Council's original submission or within its MIQs.

- 1.6 This SoCG has been prepared by both parties when working through each sub-representation from LCCC and the Council's response, and whether it has served to satisfy each individual concern.
- 1.7 Finally, whilst this SoCG is generally structured around the Regulation 19 representation, the SoCG also makes reference to a further issue raised by LCCC more recently in its response to the MIQs (regarding Matter 1 specifically). Again, this SoCG clearly identifies where this new issue is referred to.

## 2.0 THE SUB-REPRESENTATIONS

### LCCC Sub-rep 1

2.1 *Lancashire County Cricket Club (LCCC) has engaged with the Council on its aspirations for the cricket ground during the formulation of the Civic Quarter Masterplan and the AAP. As part of these discussions, it was LCCC's understanding that the vision for the area covered by the Southern Neighbourhood was the creation of a leisure quarter with the promotion of the cricket ground together with enhanced/additional leisure facilities. This vision included strengthening the role of the cricket ground, replacing the outdated LCCC training facilities as part of combined new leisure facility, additional multistorey car park on the former B&Q site with other leisure uses to compensate for loss of parking, enhancing the visitor experience to the cricket ground with processional route on Brian Statham Way together with enhancement of areas round the cricket ground. LCCC has always made clear that the creation of a permanent public square on an area of LCCC's car parking would not be acceptable. LCCC's understanding was that significant progress had been made with the Council in setting that vision and was fully expecting it to be incorporated/reflected in the current version of the AAP. LCCC is particularly disappointed that this is not the case. The vision is a clear departure from the vision promoted by the Council in partnership with the LCCC. That calls into question the deliverability of the AAP and Southern Neighbourhood. The AAP for that reason cannot be regarded as effective in accordance with the tests of soundness.*

2.2.1 Council Response: In advance of the Regulation 19 consultation, a change in Council priorities in response to financial pressures resulted in investment proposals for leisure centres being changed from new build/new locations to refurbishment in situ. This impacted on plans for Stretford leisure centre; previously intended to be relocated to the B&Q site and with an adjacent multi-storey car park. Such a siting would have resulted in the concentration of main sporting facilities/attractions in the Southern Neighbourhood. The adjustment resulted in the B&Q site being indicated as 'predominantly residential' in the land use parameter plan. Following the Regulation 19 consultation, and in reflecting on LCCC's comments, some adjustments to the document are proposed in response, as follows:

1. Policy CQ1 is proposed to be redrafted and with reference given at the outset to development being supported which maximises the identity of the Civic Quarter as a visitor destination and to lead major regeneration in the area (and with specific reference given in the policy to the role and potential of LCCC);

2. Policy CQ1 is also proposed to be redrafted to refer to the need to prevent development on sites adjacent to LCCC which may undermine its role and operation;
3. The land use parameter plan supporting Policy CQ1 is proposed to change to show the B&Q site for both 'residential and sport/leisure uses' (and not just residential uses);
4. The land use parameter plan is also proposed to change to show the existing leisure centre for the same both 'residential and sport/leisure uses' (and not just sport/leisure uses);
5. The opportunity that LCCC's presence affords in reinforcing a sport/leisure/tourist function within the Civic Quarter is proposed to be referred to within the 'Summary of Opportunities' at para 2.8;
6. Building on the success of LCCC is proposed to be referred to as a new Strategic Objective at para 3.2;
7. The vision for the Southern Neighbourhood will be changed (it is proposed) to refer to the international profile of LCCC which should be utilised and maximised, a strengthened sport, hospitality, community, spectator and commercial offer around LCCC, and improvements to facilities at LCCC;
8. The vision for the Southern Neighbourhood will be further changed (it is proposed) with the B&Q site referred to as a redevelopment opportunity but with its use left unspecified (and with it made clear that any redevelopment proposals should not undermine the role and operation of LCCC); and
9. Policy CQ2 will be changed (it is proposed) to refer to the need for residential development proposals to consider the relationship with non-residential uses.

2.2.2 The main purpose of these proposed changes is to further the function, status and scope of LCCC as an international sporting venue/visitor destination, in recognition of its ability to play an anchor role in the regeneration of the Civic Quarter. Whilst the Council can no longer commit to the building of a new leisure centre on the adjacent site, the proposed redrafted wording of the document (and the land uses parameter plan) would not prohibit it as an option in the future.

2.2.3 A further change proposed is in respect of the delivery of the public space - 'fan zone' - with some flexibility incorporated to indicate its provision at the Talbot Road/Warwick Road/Brian Statham Way junction, potentially involving a combination of Council, UA92, LCCC and highway land but with any detailed proposals brought forward in association with LCCC. LCCC's need for a secure perimeter to the ground is also acknowledged.

2.2.4 Items 1 to 3 referred to above form part of the Council's proposed main modification whilst the remaining proposed changes are intended as minor

modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

- 2.3 SoCG Response from LCCC (part 1): The above modifications are supported by LCCC in terms of supporting the promotion and enhancement of LCCC as an international sporting venue/visitor destination.

LCCC however remains concerned that any residential development on the B&Q must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination. The proposed modification at 2 above should be strengthened to make clear that to be acceptable any residential development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination.

SoCG Response from the Council: In the context of LCCC's position, the Council would be prepared to suggest to the Inspector that further text is introduced to the CQAAP which would be explicitly clear that development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective to build on the success of LCCC as an international sporting venue and visitor destination. The Council is of the view that this text would be most appropriately placed in Policy CQ1. This comprises the new, suggested change referred to in paragraph 1.5 of this SoCG.

SoCG Response from LCCC (part 2): This further change to policy CQ1 is supported by LCCC.

### **LCCC Sub-rep 2**

- 2.4 *The CQAAP throws out the outcome of a partnership approach to the Southern Neighbourhood which fairly represented not only an analysis of community needs but their alignment with spatial planning to guide public and private investment decisions.*

- 2.5 Council Response: Noted as an observation, no changes proposed

- 2.6 SoCG Response from LCCC: No further action needed.

### **LCCC Sub-rep 3**

2.7 *Ambition to create new leisure community facility linked with other assets including LCCC has been lost because short term investment priorities have been impacted by the present health crisis. The CQAAP covers the area through to 2037 and beyond, the availability of resources should determine the pace at which the vision for the area is delivered not the essence of the vision itself when it is the right vision for the area.*

2.8 Council Response: In advance of the Regulation 19 consultation, a change in Council priorities in response to financial pressures resulted in investment proposals for leisure centres being changed from new build/new locations to refurbishment in situ. This impacted on plans for Stretford leisure centre; previously intended to be relocated to the B&Q site and with an adjacent multi-storey car park. Such a siting would have resulted in the concentration of main sporting facilities/attractions in the Southern Neighbourhood. The adjustment resulted in the B&Q site being indicated as 'predominantly residential' in the land use parameter plan. Following the Regulation 19 consultation, and in reflecting on LCCC's comments, some adjustments to the document are proposed in response, including:

-The land use parameter plan supporting Policy CQ1 is proposed to change to show the B&Q site for both 'residential and sport/leisure uses' (and not just residential uses); and

-The land use parameter plan is also proposed to change to show the existing leisure centre for the same both 'residential and sport/leisure uses' (and not just sport/leisure uses).

The Council can no longer commit to the building of a new leisure centre on the adjacent site, although nonetheless the redrafted wording of the document (and the land uses parameter plan) would not prohibit it as an option in the future. However, new community/club training facilities could still be pursued by LCCC if it desired in a location near to their ground. The changes to the land use parameter plan referred to above form part of the Council's proposed main modification.

2.9 SoCG Response from LCCC (part 1): The modifications proposed still provide support for the creation of a new leisure community facility linked with other sporting assets including LCCC and are supported by LCCC.

LCCC however remains concerned that any residential development on the B&Q must not prejudice LCCC's operations or the proposed strategic objective

at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination. The Council's proposed modification to Policy CQ1 to refer to the need to prevent development on sites adjacent to LCCC which may undermine its role and operation should be strengthened to make clear that to be acceptable any residential development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination.

SoCG Response from the Council: In the context of LCCC's position, the Council would be prepared to suggest to the Inspector that further text is introduced to the CQAAP which would be explicitly clear that development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective to build on the success of LCCC as an international sporting venue and visitor destination. The Council is of the view that this text would be most appropriately placed in Policy CQ1. This comprises the new, suggested change referred to in paragraph 1.5 of this SoCG.

SoCG Response from LCCC (part 2): This further change to policy CQ1 is supported by LCCC.

#### **LCCC Sub-rep 4**

2.10 *The vision is a clear departure from the vision promoted by the Council in partnership with the LCCC. That calls into question the deliverability of the AAP and Southern Neighbourhood. The AAP cannot be regarded as effective in accordance with the tests of soundness.*

2.11 Council Response: Following the Regulation 19 consultation, and in reflecting on LCCC's comments, some adjustments to the document are proposed in response, including:

1. Policy CQ1 is proposed to be redrafted and with reference given at the outset to development being supported which maximises the identity of the Civic Quarter as a visitor destination and to lead major regeneration in the area (and with specific reference given in the policy to the role and potential of LCCC);

2. Policy CQ1 is also proposed to be redrafted to refer to the need to prevent development on sites adjacent to LCCC which may undermine its role and operation;



3.The opportunity that LCCC's presence affords in reinforcing a sport/leisure/tourist function within the Civic Quarter is proposed to be referred to within the 'Summary of Opportunities' at para 2.8 (it is proposed); and

4. Building on the success of LCCC is proposed to be referred to as a new Strategic Objective at para 3.2 (it is proposed).

The main purpose of these changes is to further the function, status and scope of LCCC as an international sporting venue/visitor destination, in recognition of its ability to play an anchor role in the regeneration of the Civic Quarter. The adjustments referred to above to Policy CQ1 form part of the Council's proposed main modification whilst the remaining proposed changes are intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

2.12 SoCG Response from LCCC (part 1): The above modifications are supported by LCCC in terms of supporting the promotion and enhancement of LCCC as an international sporting venue/visitor destination.

LCCC however remains concerned that any residential development on the B&Q must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination. The proposed modification at 2 above should be strengthened to make clear that to be acceptable any residential development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination.

SoCG Response from the Council: In the context of LCCC's position, the Council would be prepared to suggest to the Inspector that further text is introduced to the CQAAP which would be explicitly clear that development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective to build on the success of LCCC as an international sporting venue and visitor destination. The Council is of the view that this text would be most appropriately placed in Policy CQ1. This comprises the new, suggested change referred to in paragraph 1.5 of this SoCG.

SoCG Response from LCCC (part 2): This further change to policy CQ1 is supported by LCCC.

## **LCCC Sub-rep 5**

- 2.13 *Policies from the NPPF, the Core Strategy, Refreshed Stretford Masterplan and emerging Local Plan have been highlighted. For the AAP to pass the test of soundness it should contain proposals/policies which are consistent with the above planning policy framework. This means including proposals/policies which will enhance LCCC's status. The current draft of the AAP fails to achieve this and LCCC therefore objects to the AAP. None of the strategic objectives in section 3.2 include 'the growth and enhancement of LCCC and the strengthening of its role as an international sporting venue'. It is clear from the planning policy context that such an objective is central to the AAP. The failure of the AAP to do so means that the AAP cannot be regarded as having been positively prepared, justified or consistent with national/regional and local planning policy. The strategic vision focuses solely on connectivity and accessibility. The strategic vision should include reference to the role of LCCC as a renowned international sporting venue. In failing to do so, the AAP has not been positively prepared, justified and is inconsistent with national/regional/local policy. The Improved Permeability and Greenspace Plan includes two large areas of open space on the LCCC site. The existing car parking is necessary to LCCC's operation and the loss of such land to open space would have significant detrimental effect on LCCC's future as an international sporting venue. The AAP is therefore unsound in this respect being neither positively prepared, justified or consistent with relevant planning policy. Vision for the Southern Neighbourhood should be amended to refer to enhancement of LCCC as an international sporting venue. Describing the opportunities for the cricket ground as "consolidation" is at odds with the planning policy context referred to above which seeks the promotion of LCCC as an international sporting venue. The opportunities listed in the AAP for the Southern Neighbourhood should include "promoting/supporting opportunities for hospitality, spectator, commercial, community and other appropriate uses to enhance the status of LCCC as an international sporting venue". Without doing so, the AAP is not positively prepared, justified or consistent with relevant planning policies. LCCC objects to proposals to create a public square within its landholding as proposed in the AAP given the prejudicial impact this will have on LCCC's operations. Such a proposal cannot be regarded as having been positively prepared, justified or consistent with relevant planning policy. The Southern Neighbourhood includes a processional route but the Central Neighbourhood also fronts the entire length of Brian Statham Way and has no corresponding processional route identified. Without a corresponding provision in the AAP on both sides of Brian Statham Way the opportunity to activate the*

*processional route is either undeliverable or unfair. In that respect the AAP is not justified or effective. The Southern Neighbourhood refers to “infill development around Lancastrian House and opposite the sunken gardens up to six storeys”. The plan accompanying the vision for the Southern Neighbourhood shows two large buildings located within LCCC’s landholding. Such a proposal will utilise existing LCCC car parking and erode the openness. LCCC objects to such a proposal and considers the AAP is unsound in this respect being neither positively prepared, justified or consistent with relevant policy.*

2.14 Council Response: Following the Regulation 19 consultation, and in reflecting on LCCC's comments, some adjustments to the document are proposed in response, including:

1. Policy CQ1 is proposed to be redrafted and with reference given at the outset to development being supported which maximises the identity of the Civic Quarter as a visitor destination and to lead major regeneration in the area (and with specific reference given in the policy to the role and potential of LCCC);

2. Policy CQ1 is also proposed to be redrafted to refer to the need to prevent development on sites adjacent to LCCC which may undermine its role and operation;

3. The opportunity that LCCC's presence affords in reinforcing a sport/leisure/tourist function within the Civic Quarter is proposed to be referred to within the 'Summary of Opportunities' at para 2.8 (it is proposed); and

4. Building on the success of LCCC is proposed to be referred to as a new Strategic Objective at para 3.2 (it is proposed).

The main purpose of these changes is to further the function, status and scope of LCCC as an international sporting venue/visitor destination, in recognition of its ability to play an anchor role in the regeneration of the Civic Quarter. Notwithstanding their illustrative nature, the plans showing the two new buildings within LCCC’s curtilage and the two large areas of open space on the LCCC site will be amended (it is proposed), and furthermore, it is proposed to adjust the text in the Neighbourhood guidance to refer to the potential for some consolidation of surface level car parking at LCCC if alternative parking is provided and which would not impact upon the operation of LCCC. The adjustments referred to above to Policy CQ1 form part of the Council’s proposed main modification whilst the remaining proposed changes are

intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

- 2.15 SoCG Response from LCCC (Part 1): The above modifications are supported by LCCC in terms of supporting the promotion and enhancement of LCCC as an international sporting venue/visitor destination.

LCCC however remains concerned that any residential development on the B&Q must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination. The proposed modification at 2 above should be strengthened to make clear that to be acceptable any residential development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination.

SoCG Response from the Council: In the context of LCCC's position, the Council would be prepared to suggest to the Inspector that further text is introduced to the CQAAP which would be explicitly clear that development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective to build on the success of LCCC as an international sporting venue and visitor destination. The Council is of the view that this text would be most appropriately placed in Policy CQ1. This comprises the new, suggested change referred to in paragraph 1.5 of this SoCG.

SoCG Response from LCCC (part 2): This further change to policy CQ1 is supported by LCCC.

### **LCCC Sub-rep 6**

- 2.16 *LCCC objects to the parameter plans incorporated as part of the Policy CQ1 on page 4. Identification of the former B&Q site as residential in the Land Uses Plan is inconsistent with the vision and previous partnership approach for the AAP to promote the growth and enhancement of LCCC as an international sporting venue. Identification of the B&Q site for residential would utilise land which should be promoted for development consistent with growth of the LCCC. The site was identified for multi storey car park/mixed use as part of freeing up car parking to deliver new leisure facilities. This need to replace outdated training facilities remains. The current planning application/appeal for*

*residential development shows that residential on the site is unsuitable and prejudicial to the future operation of the cricket club. The site should be re-designated for car parking/leisure/ancillary uses to the cricket ground. It would be consistent with enhancing LCCCs status as international sporting venue and also strengthen links with Longford Park. The 'Area Today' section for the Southern Neighbourhood should remove reference to significant opportunity for residential development and amended to identify opportunities for the former B&Q site are to deliver development that is strengthening of the role of the cricket ground as an international sporting venue comprising car parking/leisure related uses.*

- 2.17 Council Response: In advance of the Regulation 19 consultation, a change in Council priorities in response to financial pressures resulted in investment proposals for leisure centres being changed from new build/new locations to refurbishment in situ. This impacted on plans for Stretford leisure centre; previously intended to be relocated to the B&Q site and with an adjacent multi-storey car park. Such a siting would have resulted in the concentration of main sporting facilities/attractions in the Southern Neighbourhood. The adjustment resulted in the B&Q site being indicated as 'predominantly residential' in the land use parameter plan. Following the Regulation 19 consultation, and in reflecting on LCCC's comments, some adjustments to the document are proposed in response, including:

The land use parameter plan supporting Policy CQ1 is proposed to change to show the B&Q site for both 'residential and sport/leisure uses' (and not just residential uses); and

The land use parameter plan is also proposed to change to show the existing leisure centre for the same both 'residential and sport/leisure uses' (and not just sport/leisure uses).

The Council can no longer commit to the building of a new leisure centre on the adjacent site, although nonetheless the redrafted wording of the document (and the land uses parameter plan) would not prohibit it as an option in the future. However, new community/club training facilities could still be pursued by LCCC in a location near to their ground. The adjustments referred to above to the parameter plans form part of the Council's proposed main modification

- 2.18 SoCG Response from LCCC (part 1): The modifications proposed provide support for the creation of a new leisure community facility linked with other sporting assets including LCCC.

LCCC however remains concerned that any residential development on the B&Q must not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination. The CQAAP should make clear (see comments on proposed modification to policy CQ1) that to be acceptable any residential development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and not prejudice LCCC's operations or the proposed strategic objective at paragraph 3.2 to build on the success of LCCC as an international sporting venue/visitor destination.

SoCG Response from the Council: In the context of LCCC's position, the Council would be prepared to suggest to the Inspector that further text is introduced to the CQAAP which would be explicitly clear that development on the B&Q site must take into account the overall impacts of major events, noise and access at LCCC and must not prejudice LCCC's operations or the proposed strategic objective to build on the success of LCCC as an international sporting venue and visitor destination. The Council is of the view that this text would be most appropriately placed in Policy CQ1. This comprises the new, suggested change referred to in paragraph 1.5 of this SoCG.

SoCG Response from LCCC (part 2): This further change to policy CQ1 is supported by LCCC.

### **LCCC Sub-rep 7**

- 2.19 *If the Council wishes to promote a public square, it should achieve that by: utilising the area in front of the Town Hall including the under used driveway directly in front of the Town Hall; - incorporating the development plot within the Central Neighbourhood which adjoins the junction of Talbot Road and Brian Statham Way which is currently proposed for development; - utilising the existing area of highway within Talbot Road; reconfiguring the junction of Talbot Road and Warwick Road and potentially pedestrianising Warwick Road.*
- 2.20 Council Response: Following the Regulation 19 consultation a change is proposed in respect of the delivery of the public space - 'fan zone' - with some flexibility incorporated to indicate its provision at the Talbot Road/Warwick Road/Brian Statham Way junction, potentially involving a combination of Council, UA92, LCCC and highway land but with any detailed proposals brought forward in association with LCCC. LCCC's need for a secure perimeter to the ground is acknowledged. These proposed changes are intended as

minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

2.21 SoCG Response from LCCC: LCCC supports the modifications.

#### **LCCC Sub-rep 8**

2.22 *The AAP for the Southern Neighbourhood lists as an opportunity 'removing barriers and fencing'. The LCCC being permanently open to the public would prejudice use of its landholding/car parking for its own purposes and would be prejudicial to security of the cricket ground. The reference in the AAP to removing barriers and fencing therefore needs to be amended and qualified. LCCC is happy to explore greater use of its landholding to enhance visitor experience on match days but cannot support proposals which potentially prejudice its future operations.*

2.23 Council Response: These concerns of LCCC are understood and it is suggested that the vision for the Southern Neighbourhood is amended to refer to a diminished visual impact from barriers and fencing (where possible) whilst not undermining public safety. In addition, following subsequent confirmation by LCCC, it is clear that proposals for a new pedestrian route around the outside of the stands cannot be supported in view of safety/security risks. It is proposed, therefore, that all references to this will be deleted. These proposed changes are intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

2.24 SoCG Response from LCCC: LCCC supports the modifications.

#### **LCCC Sub-rep 9**

2.25 *The vision for the Southern Neighbourhood includes as an opportunity 'activating the processional route.' Notwithstanding the Central Neighbourhood also fronts the entire length of Brian Statham Way, there is no corresponding opportunity identified for that neighbourhood to activate the processional route.*

2.26 Council Response: It is intended to amend the document to make an equivalent reference within the neighbourhood guidance for the Central Neighbourhood regarding the need to activate the Processional Route (i.e. the eastern side of Brian Statham Way). These proposed changes are intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).

2.27 SoCG Response from LCCC: LCCC supports the modification.

### **LCCC Sub-rep 10**

2.28 *The landscape design principles for the Southern Neighbourhood includes podium car parking fronting Great Stone Road which would “allow for car parking to be consolidated and release space for people friendly “community streets” and a central green area for residents”. Insofar as it relates to land within LCCC’s ownership, LCCC objects to this proposal and given its prejudicial impact on the operation of the cricket ground and for this reason the proposal is unsound.*

2.29 Council Response: It is proposed to adjust the text in the Neighbourhood guidance to refer to the potential for some consolidation of surface level car parking at LCCC if alternative parking is provided and which would not impact upon the operation of LCCC. These proposed changes are intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP’s Submission).

2.30 SoCG Response from LCCC: LCCC supports the modification.

### **LCCC Sub-rep 11**

2.31 *For the same reasons LCCC objects to the AAP and considers it unsound, it follows that the integrated assessment is also inadequate in particular in relation to the assessments undertaken and conclusions reached on IA Objectives 3,4 and 6.*

2.32 Council Response: The conclusions of the integrated assessment process surrounding objectives 3, 4 and 6 are maintained.

2.33 SoCG Response from LCCC: No further action needed.

### **LCCC Sub-rep 12**

2.34 *It is of critical importance to LCCC as a key stakeholder that the AAP provides a sound and acceptable strategy for the future development of this area. In light of this fact and LCCC’s objections to the AAP, it is important that LCCC is afforded an opportunity to appear at the examination of the AAP*



- 2.35 Council Response: Noted
- 2.36 SoCG Response from LCCC: No further action needed.

### **LCCC Sub-rep 13**

- 2.37 *The plan accompanying the vision for the Southern Neighbourhood shows two large buildings located within LCCC's landholdings. No uses are specified but it is assumed that they are proposed for office use. Such a proposal would utilise existing LCCC car parking and erode the openness around the ground.*
- 2.38 Council Response: Notwithstanding that the plans referred to are illustrative only (contained within the Neighbourhood guidance), it is proposed to amend the document to omit these two buildings from all illustrative plans. These proposed changes are intended as minor modifications (and which feature on the list of proposed minor modifications that was prepared at the time of the CQAAP's Submission).
- 2.39 SoCG Response from LCCC: LCCC supports the modification.

### **LCCC Matter 1 Statement (paragraph 4.8)**

- 2.40 The following paragraphs relate to the further issue raised by LCCC more recently in its response to the MIQs (as referred to in this SoCG at paragraph 1.7).
- 2.41 *It is noted that the Inspector has suggested that dwelling numbers should be assigned to each allocation/designation in the AAP. LCCC submits that if any housing numbers are to be assigned to the B&Q site, then these numbers should be limited. In LCCC's submission if housing numbers are to be assigned to AAP allocations, the number of dwellings on the B&Q site should be limited to '50-100 dwellings.'*
- 2.42 Council Response: The Council cannot agree to the figure put forward. The Council's response to the MIQs (in its Matter 4 statement) includes a housing trajectory which assigns a different figure to the B&Q site (163 units).
- 2.43 SoCG Response from LCCC: This is a matter which remains in dispute.

### 3.0 CONCLUSIONS

3.1 With reference to the Council's response to the 13 sub-representations made by the LCCC to the Regulation 19 consultation, it is agreed that there are no matters remaining in dispute. This is when having regard to the Council's further justification for its position, and the effect of: the proposed main modifications to the CQAAP (see Documents G01 to G05 in the Examination Library); and the proposed list of minor modifications. In addition, a further and very recent change has been suggested and agreed between the parties which has also served to resolve issues raised by LCCC in its Regulation 19 consultation.

3.2 However, when taking account of the more recent content of LCCC's response to the MIQs, there is one issue remaining in dispute between the two parties. It is anticipated that this issue will be covered in the Examination hearing sessions.

### 3.3 Signatures:

#### **1. For Trafford Council (Planning and Development Management Service, sub-section Major Planning Projects Team)**

Name: Bethany Brown

Position: Major Planning Projects Officer

Signed: 

Date: 1 April 2022

#### **2. For Lancashire County Cricket Club**

Name: Grant Anderson

Position: Hill Dickinson Solicitors acting on behalf of LCCC

Signed: 

Date: 1 April 2022