



Accrue (Forum) 1 LLP

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**CQAAP**

Hearing Statement – Matter 3



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**TYPE OF DOCUMENT (VERSION) PUBLIC**

**PROJECT NO. 70093931**

**OUR REF. NO. REP-MH-GPG-10.03.22 - HEARING STATEMENT MATTER 3**

**DATE: MARCH 2022**

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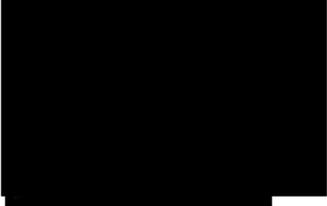
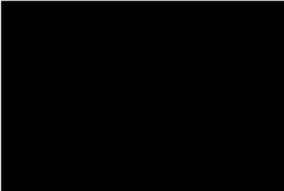
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# QUALITY CONTROL

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Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	10.03.22			
Prepared by	Matthew Hard MRTPI			
Signature				
Checked by	Table text			
Signature				
Authorised by	Table text			
Signature				
Project number	70093931			
Report number	V1			
File reference	Rep-MH-GPG-10.03.22 – Hearing Statement Matter 3			



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# 1

## **INTRODUCTION**



# 1 INTRODUCTION

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- 1.1.1. WSP has prepared this Hearing Statement on behalf of Accrue (Forum) 1 LLP (“Accrue”). Accrue own the former B&Q site located on Great Stone Road, within the Civic Quarter (“CQ”).
- 1.1.2. Accrue have made representations at each stage of the CQ Area Action Plan (“CQAAP”), including prior to Trafford Council (“the Council” or the “LPA”) deciding that the CQ Masterplan needed to carry the weight of a development plan document. Indeed, Accrue previously made representations to the CQ Masterplan to this effect.
- 1.1.3. Accrue’s representatives have also attended several stakeholder events, including:
  - A public session at Trafford Town Hall hosted by the Leader of the Council
  - A session at Trafford Town Hall in March 2020 for landowners, hosted by Avison Young
  - An online session regarding viability, hosted by Continuum
- 1.1.4. Accrue’s representations to date can be summarised as follows:
  - December 2017: general support for the vision and objectives of the Refreshed Stretford Masterplan, but objection to the former B&Q being identified as part of a Campus Quarter
  - December 2018: support for the aim of regenerating the Civic Quarter; objection to the intended status of the CQ Masterplan as an Supplementary Planning Document and objection to the proposal for a multi-storey car park on the site of the former B&Q
  - March 2020: support for some of the visions and objectives of the CQAAP, but objection to the proposed allocation of a leisure centre and multi-storey car park on the former B&Q
  - March 2021: support for the residential allocation of the former B&Q, but reservations about the absence of any detail on phasing and delivery of the 4,000 homes, objection to the infrastructure policies and objection to the imposition of a six-storey height limit to development on the former B&Q site
- 1.1.5. Accrue have been promoting the redevelopment of the former B&Q for residential purposes since 2017. An appeal against the Council’s non-determination of a planning application for 332 homes on the site is pending determination, following a public inquiry in January and February 2022.
- 1.1.6. That appeal was originally subject to seven putative reasons for refusal. By the opening of the inquiry, two reasons for refusal had been withdrawn, two modified and one added.
- 1.1.7. By the time that the inquiry closed, one further reason for refusal had been withdrawn by the Council.
- 1.1.8. A series of concise Hearing Statements are now provided. We append our previous representations for completeness, but only the Hearing Statement for Matter 1.

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**MATTER 3**



## 2 MATTER 3

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### MATTER 3 – THE VISION AND THE STRATEGIC OBJECTIVES AND OPPORTUNITIES FOR THE REGENERATION OF TRAFFORD’S CIVIC QUARTER

#### 3.2 DO THE PARAMETER PLANS, BUILDING HEIGHT PARAMETERS AND FRAMEWORK FOR IMPROVED PERMEABILITY AND GREENSPACE SUPPORT THE VISION AND STRATEGIC OBJECTIVES OF THE PLAN AND PROVIDE A SUSTAINABLE BASIS FOR THE IMPLEMENTATION OF POLICY CQ1?

- 2.1.1. No, they do not. Without a proper Policies Map and a proper series of allocations and expectations for different sites, there is no evidence to show the Plan will be deliverable. If the Plan is not deliverable, the vision and objectives are at risk, and the Plan is **unsound** as it will not be effective and not positively prepared.
- 2.1.2. In specific relation to the former B&Q, a planning application for its redevelopment should be accompanied by a statement demonstrating how it accords with the AAP parameter plans for land use. As noted above, the land use on the parameters plan is “predominantly residential and sport/leisure.” It is not clear whether an application for residential development would accord with that policy (notwithstanding there is no evidence as to why this site should be potentially proposed for a sport/leisure use, whether in part, predominantly or in full).
- 2.1.3. Also, the permeability plan does not set out the improved permeability around Emirates Old Trafford anticipated elsewhere in the Plan.
- 2.1.4. The building heights parameters plan is not based on proportionate evidence, the height limit imposed is based on visual impact assessment work that only tests one scenario, not a range of alternative scenarios. The plan is **unsound** and not justified.



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