Accrue (Forum) 1 LLP

CQAAP

Hearing Statement – Matter 11

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TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70093931

OUR REF. NO. REP-MH-GPG-10.03.22 - HEARING STATEMENT MATTER 11

DATE: MARCH 2022

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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	10.03.22			
Prepared by	Matthew Hard MRTPI			
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Checked by	Doug Hann MRTPI			
Signature	[redacted]			
Authorised by	Doug Hann MRTPI			
Signature	[redacted]			
Project number	70093931			
Report number	V1			
File reference	Rep-MH-GPG-10.03.22-Hearing Statement Matter 11			

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INTRODUCTION

1 INTRODUCTION

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 11 – INFRASTRUCTURE AND OBLIGATIONS

11.1 IS POLICY CQ11 – INFRASTRUCTURE AND OBLIGATIONS - POSITIVELY PREPARED, JUSTIFIED, EFFECTIVE AND IN ACCORDANCE WITH NATIONAL POLICY, FOR EXAMPLE IN RELATION TO NPPF56?

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2.1.1. In regards to these two questions, Accrue believe that this policy is **unsound because it is not consistent with national policy**. The Framework confirms that planning obligations should be necessary and directly related to the development proposal. By way of some examples:

- Hostile vehicle mitigation would not be directly related to a proposal for residential homes on the former B&Q; and
- No utility upgrades are required for the redevelopment of the former B&Q for 332 homes, any request for utility upgrades elsewhere in the CQ would not be necessary or directly related to the development proposal.

2.1.2. The proposed approach will effectively be an additional infrastructure levy secured through S106 (in addition to the CIL regime). This is not justified or consistent with either the NPPF or the CIL Regulations.

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