



Appeal by Accrue (Forum) 1 LLP

FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD, M32 0YP

LPA Ref: 100400/OUT/20

Appeal Ref: APP/Q4245/W/20/3258552

Five Year Housing Land Supply Proof of Evidence by
Matthew Hard BA (Hons), MRTPI

Summary Proof

Document Ref: AC/12/A

Appeal by Accrue (Forum) 1 LLP

**FORMER B&Q SITE, GREAT STONE ROAD,
STRETFORD, M32 0YP**

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 62261726

OUR REF. NO. AC/12/A

DATE: DECEMBER 2021

Appeal by Accrue (Forum) 1 LLP

**FORMER B&Q SITE, GREAT STONE ROAD,
STRETFORD, M32 0YP**

WSP

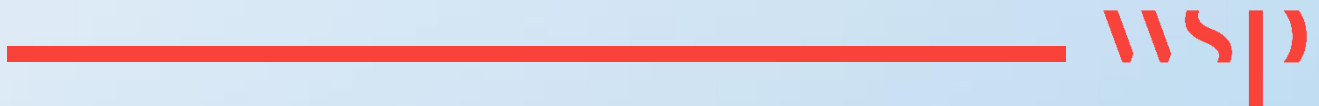
8 First Street
Manchester
M15 4RP

Phone: +44 161 200 5000

WSP.com

1

SUMMARY PROOF OF EVIDENCE



1 SUMMARY PROOF OF EVIDENCE

- 1.1.1. The appeal relates to a residential development of 332 apartments (and other uses and ancillary spaces) on the former B&Q, located on Great Stone Road in Old Trafford. The appeal was submitted against the non-determination of the LPA. Trafford Council (the LPA) originally gave seven putative reasons for refusal.
- 1.1.2. These seven PRFR have now changed, with three being withdrawn and one added.
- 1.1.3. The Inspector has set out Main Considerations, which are influenced by the original PRFR and the subsequent representations and Statement of Case issued by Lancashire County Cricket Club (LCCC).
- 1.1.4. My evidence relates to two issues that aren't part of the Main Considerations, but that are influential on the appeal.
- 1.1.5. Firstly, I analyse the housing land supply in Trafford. It is common ground with the LPA that a five-year supply cannot be demonstrated, but the extent of the supply and the weight to be attached to it is disputed. I understand that this matter will be subject to inquiry procedure including cross-examination.
- 1.1.6. Secondly, I use planning judgement on whether or not the appeal proposal has an overbearing impact on adjacent and nearby properties. I understand that this matter will be heard at a round table session.
- 1.1.7. My colleague Doug Hann deals with all other planning matters in his evidence.

ABSENCE OF A FIVE-YEAR SUPPLY

- 1.1.8. The LPA cannot demonstrate a five-year supply and has not demonstrated one since 2014.
- 1.1.9. The LPA's Local Housing Need figure is 1,377 dwelling per annum. When a 20% buffer is rightly applied, this increases to 1,652.4 dwellings per annum.
- 1.1.10. Across a five-year period commencing in November 2021, this results in 8,262 homes needing to be deliverable by November 2026.
- 1.1.11. I consider that the following sites can be defined as deliverable:
- All sites with full planning permission;
 - All sites with prior approval for change of use to residential;
 - One site where planning committee has resolved to grant full planning permission subject to a S106; and
 - One phase of a site with outline planning permission where the LPA has provided evidence that the first phase will be delivered within five years.
- 1.1.12. I also include all small sites, ie with a capacity of fewer than 10 dwellings, to be deliverable.
- 1.1.13. I conclude that the supply of deliverable sites is a maximum capacity of 4,794 homes in the next five years.
- 1.1.14. I describe this as a maximum because I do not have full data for any completions that have taken place on these sites, and as such this figure may include some homes that have been built (and/or are occupied) and that shouldn't be counted towards future supply.

- 1.1.15. My calculation shows a shortfall of at least 3,468 homes against required supply, and an overall supply of 2.9 years.
- 1.1.16. This represents a very significant shortfall and is further evidence of the LPA having a persistent under-supply of new homes.
- 1.1.17. It is common ground with the LPA that the presumption in favour of sustainable development is engaged by virtue of there not being a five-year supply, and the main housing policies of the development plan thus being out-of-date. The LPA's repeated failure against the Housing Delivery Test also places them into the presumption.
- 1.1.18. In the context of not having demonstrated an adequate supply since 2014, this shortfall demands to be addressed.
- 1.1.19. I have reviewed the LPA's Statement of Case and I have reviewed the two documents latterly provided to me: one setting out a full list of sites that the LPA rely on in its calculation of a supply of 4.41 years, the second being a list of those sites that the LPA has added to the supply since March 2021.
- 1.1.20. The vast majority of these sites do not have the benefit of planning permission, and many have not even had planning applications submitted. I therefore find that such sites do not meet the definition of deliverable as set out in the Framework and as discussed in Planning Practice Guidance.
- 1.1.21. I also note that the LPA have not removed any completions from their future supply, which exaggerates their expected supply between November 2021 and November 2026
- 1.1.22. I conclude that granting planning permission for 332 new homes on a brownfield site in a sustainable location within a Strategic Location and within an emerging Area Action Plan will help reduce the shortfall of homes in Trafford and help meet outstanding local needs.

OVERBEARINGNESS

- 1.1.23. The 6th PRFR referred to the proposed development having "an overbearing impact" on properties on Great Stone Road, Trent Bridge Walk and in the 'Gorses' area.
- 1.1.24. I judge that the design of the development, including its scale, height and massing is appropriate for the site and its context. I have considered policies SL3, L3 and L7 of the Core Strategy and the policies within the Framework and find no reason why the appeal should be resisted on the basis of overbearing.
- 1.1.25. The appeal site is bound by Great Stone Road and the tramline and is set back from its boundaries on both these elevations. The areas around the tramline are also vegetated, which adds to the protection afforded to the appeal site from Trent Bridge Walk.
- 1.1.26. The combination of separation distances, intervening spaces, existing vegetation and – in respect of 'the Gorses', existing buildings – ensures that there are no overbearing effects that would prejudice residential amenity.
- 1.1.27. I find no conflict with the cited development plan policies and no conflict with the Framework and judge that there are no grounds to dismiss the appeal on the basis of overbearing impacts.



8 First Street
Manchester
M15 4RP

wsp.com