



Former B&Q, Great Stone Road

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# **STATEMENT OF COMMON GROUND ADDENDA**

APP/Q4245/W/20/3258552



Former B&Q, Great Stone Road

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# **STATEMENT OF COMMON GROUND ADDENDA**

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**OUR REF. NO. FORMER B&Q, GREAT STONE ROAD**

**DATE: NOVEMBER 2021**



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# STATEMENT OF COMMON GROUND ADDENDA

APP/Q4245/W/20/3258552

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# QUALITY CONTROL

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# 1

## **INTRODUCTION**

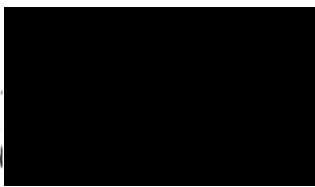


# 1 INTRODUCTION

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1.1.1. This document is an Addenda to the Statement of Common Ground agreed between the appellant and the local planning authority on 27 October 2021. It has been requested by the Inspector and serves to summarise the reasons for those differences identified within the Statement of Common Ground.

1.1.2. The SoCG addenda has been prepared jointly and agreed by:

Signed  Date: 26 November 2021  
**WSP (on behalf of Accrue (Forum) 1 LLP)**

Signed  Date: 26 November 2021  
**Trafford Metropolitan Borough Council**

# 2

## **MATTERS IN DISPUTE**





## 2 MATTERS IN DISPUTE

This table shows the two parties' position on matters in dispute:

Matter	LPA position	Appellant position
<p>The impact of the proposal on the use of fine turf and non-turf training facilities at the Cricket Ground, the consequential impact upon the use of the Cricket Ground as a playing field and the extent to which the proposal is compliant with Strategic Objective OTO11, and LPCS Policies SL3 and R6;</p>	<p>The fine turf and non-turf training facilities will be prejudiced by the development.</p> <p>ECB believe there is a significant risk of impairment to the fine turf practice facility and it would be essential that this is mitigated by the introduction of growth lights.</p> <p>The appellant's evidence neglected to consider the reduction in temperature caused by overshadowing during mid-winter.</p> <p>The practice facility is of vital importance to the use of the Cricket Ground as an international venue and this risk must be mitigated.</p>	<p>The fine turf and non-turf training facilities will not be prejudiced by the development.</p> <p>There will be negligible reduction in photosynthetically active radiation during the period when the grass is renovated at the end of the cricket season.</p> <p>There will be negligible light reduction during the winter months. Grass growth would not be adversely impacted, and will be of sufficient quality at the beginning of the training season (March).</p>
<p>The impact of the proposal on the Cricket Ground, its setting, cultural character and identity;</p>	<p>Following consideration of the verified view CGI's received from the appellant on the 24.11.2021, the LPA has reassessed the impact of the appeal scheme upon LCC, its setting, cultural character and identity. The LPA no longer consider that the appeal scheme would have a dominating and adverse impact on LCC and the visitor experience and withdraw putative reason for refusal two.</p>	<p>The proposal would not adversely impact the setting, cultural character or identity of the cricket ground. It would not dominate the grounds or its setting, and would not detract from the visitor experience.</p> <p>It is accepted the proposal would be visible from areas within the stadium. There are many examples of existing cricket grounds that co-exist and successfully operate beside substantial modern development without affecting cultural character nor impacting upon visitor experience.</p> <p>There was no mention of the previous proposal (94974/OUT/18) conflicting with the Cricket Club's Master Plan.</p> <p>The proposal will not prejudice the use of the Cricket Club for events or concerts with respect to noise.</p>

		<p>The access arrangements are satisfactory and would not prejudice LCCC. There is no proposal to construct raised kerbs that would hinder access to LCCC. Therefore, there is no impact on the current access arrangements.</p>
<p>The appropriateness of the proposal with regards to design, form, layout, height, scale, massing, density and appearance;</p>	<p>The proposal is inappropriate.</p> <p>The site is not a gateway site and the development does not represent a landmark development. It is logical in this location that development should step down in height from LCC to the two storey dwellings around the site. This explains the Council's view that the development should be no higher than six storeys.</p> <p>The scheme design does not address the recommendation of the design review panel to break up the mass of the blocks.</p> <p>The height, massing, scale, density and appearance of the appeal scheme is considered to be inappropriate to the suburban edge setting of the site. It will dominate and appear incongruous, detracting from the character of the street scene and the local area. The appeal scheme will not deliver a beautiful building or place which sympathetically contributes to the quality of the area.</p>	<p>The proposal is appropriate.</p> <p>No reason to apply a rigid limit of 6 storeys in this location.</p> <p>Independent feedback from the expert Design Review Panel has been positive with regards to scale, height and massing.</p> <p>The proposal is a high-quality design, appropriate to its setting. The height, mass, density and appearance will integrate into the existing townscape character and enhance the street scene.</p>
<p>The extent to which the proposal will lead to any adverse impacts on the amenity and living standards for future occupiers, with regards to the adequacy of daylight, sunlight and outlook in apartments and amenity areas and the extent to which the proposal is compliant with LPCS Policies SL3, R3 and L7;</p>	<p>The LPA have appointed consultants to review the impact of daylight and sunlight upon the amenity of future residents. An update will be provided as soon as possible.</p>	<p>The proposal does not result in unacceptable living conditions for future occupiers.</p> <p>Daylight / sunlight - the vast majority of rooms fully pass the BRE ADF criteria</p> <p>All rooftop amenity areas and 1 ground floor courtyard pass BRE guidance, minor harm should be</p>

		<p>attributed to the one courtyard which does not meet BRE guidance.</p> <p>Outlook - Landscape is a reserved matter, however there is room for planting to create an attractive green outlook for ground and first floor level properties facing the existing LCCC building. This is shown as private garden/terraces with a hedge boundary on the illustrative masterplan.</p>
<p>The extent to which the proposal will lead to any adverse impacts on the amenity of existing residential properties on Great Stone Road and Trent Bridge Walk with regards to inadequate daylight and sunlight levels and overbearing impact, and the impacts on properties in the wider “Gorses” area;</p>	<p>The LPA have appointed consultants to review the impact of daylight and sunlight upon the amenity of existing residents. An update will be provided as soon as possible.</p> <p>The Council’s concern does not relate to separation distances per se. It is the overbearing mass of the proposal which is of concern. It is considered that the development will have an overbearing impact upon the local area.</p>	<p>The proposal will not lead to adverse impacts on the amenity of existing occupiers.</p> <p>Daylight/sunlight – the development would have a negligible effect on light enjoyed by adjacent windows. All adjacent properties would pass the BRE criteria for Vertical Sky Component (VSC). Daylight Sunlight results were good and in line with other similar developments that have received planning permission.</p> <p>Overbearing –separation distances between the proposal and properties are more than adequate. Places Matter Design Review endorsed the height and scale of the proposed building.</p>
<p>The degree of harm that would be caused to the setting of the Longford Park Conservation Area – the Council does not rely upon any other alleged heritage impacts;</p>	<p>Following consideration of the verified view CGI’s received from the appellant on the 24.11.2021, the LPA has re-assessed the impact of the appeal scheme upon the setting of the Longford Park Conservation Area. The LPA no longer consider that the appeal scheme would result in harm to the setting of the Conservation Area and withdraw putative reason for refusal seven.</p>	<p>No harm</p>
<p>The impact of the proposal on the street scene and character and quality of the area;</p>	<p>The appeal site is vacant and includes a semi-derelict building.</p> <p>Whilst the scheme will deliver an active frontage to Great Stone Road, the development as a whole will appear over dominant</p>	<p>The proposal will make a positive contribution to the street scene and character and quality of the area.</p> <p>At present there is no real street scene to this part of Great Stone</p>

	<p>and detract from the character of the street scene.</p> <p>A more appropriately designed lower density scheme would achieve street scene and active public realm benefits and positively contribute to the character and quality of the area.</p>	<p>Road. The site itself if a poor quality low-rise retail store that fails to interact with the street. It leaves views of the back of the cricket stadium and comprises a large area of car parking.</p> <p>The proposal will create usable and active public realm that is level with Great Stone Road.</p> <p>It will be a well-designed development that brings beneficial aspects to the urban block and street scene.</p>
<p>Whether 10% affordable housing is a policy compliant level of provision in relation to affordable housing;</p>	<p>The proposed development, in viability terms, performs differently to generic developments in the Old Trafford Market Location and thus the 4<sup>th</sup> bullet point of CS Policy L2.12 is applicable in this instance. This policy requires the appropriate level of affordable housing to be determined through a site specific viability study, with a contribution not normally exceeding 40%.</p> <p>The FVA submitted with the application was not considered to be robust. We are at this time waiting for a revised FVA from the appellant to be submitted.</p>	<p>Yes, 10% affordable housing is in accordance with the development plan.</p>
<p>The viability of the proposal and the level of contributions that can be provided;</p>	<p>Updated contribution figures in light of revised unit mix:</p> <p>Education £1,461,415 (based £739,639 primary and £721,776 secondary)</p> <p>Outdoor Sports Provision – waiting for confirmation from Strategic Planning</p> <p>Local Open Space £251,593.63</p> <p>Highways £30,000</p> <p>The appropriate amount of affordable housing to be provided should be determined via a site specific viability appraisal.</p>	<p>Local Open Space £252,837</p> <p>Sports Provision £121,110</p> <p>Highways £30,000</p> <p>33 affordable housing properties.</p> <p>(This is still being checked through the new viability work)</p>
<p>The amount of contributions that are required to local education provision and the extent to which</p>	<p>When calculated using the established standard methodology:</p>	<p>No contributions are necessary due to the availability of school places locally.</p>

<p>the proposal is compliant with LPCS Policies SL3, L2 and L8 and Planning Obligations SPD1;</p>	<ul style="list-style-type: none"> <li>• There is no surplus capacity in excess of the permitted operational surplus for primary places</li> <li>• The surplus capacity in excess of the permitted operational surplus for secondary places has already been allocated to other developments</li> </ul> <p>The tests set out in the CIL regulations are met.</p> <p>The Education Impact Statement commissioned by the appellant contains incorrect data and the methodology is flawed.</p>	<p>The Council's approach fails the tests set out in the CIL regulations.</p> <p>Based on current evidence there will be a significant number of surplus primary places within the local area by the time the appeal site is completed.</p> <p>Based on current evidence there will be sufficient places available for secondary pupils generated by the completed appeal scheme.</p>
<p>The number of years of housing supply that Trafford Council can demonstrate and the weight to be attached to the shortfall in the circumstances;</p>	<p>4.41 years housing supply.</p>	<p>The appellant has not fully reviewed the Council's supply provided on 24 November 2021 yet.</p> <p>Based on the previous information supplied by the Council (Appendix 19 to LPA SoC dated September 2021), the appellant agrees that the following can be included in the five year supply:</p> <ul style="list-style-type: none"> <li>a) Skerton/Elsinore Road +367</li> <li>b) Mayfield House, +29</li> <li>c) Trafford Waters, +350</li> <li>d) Royal Canal Works, +47</li> </ul> <p>In respect of Heath Farm Lane, Partington, a Grampian condition restricts occupation to no more than 250 dwellings until certainty over a relief road. Therefore 250 homes can be included in the supply.</p> <p>Therefore, 5,168 homes comprise the supply, which equates to 3.13 years.</p>
<p>The weight to be attached to the CQAAP</p>	<p>Moderate weight, the CQAAP has been approved by Members and is expected to be submitted to the Secretary of State for examination w/c 22.11.2021.</p>	<p>Limited weight because there are objections to policies and the CQAAP has not been through examination.</p>

<p>The weight to be attached to the scheme benefits and harms in the planning balance</p>	<p><b>BENEFITS</b></p> <p>Substantial weight:</p> <ul style="list-style-type: none"> <li>- Contribution to 5YHLS</li> <li>- Unit mix</li> </ul> <p>Moderate weight:</p> <ul style="list-style-type: none"> <li>- Gross value added to local economy</li> <li>- Gross additional household expenditure</li> <li>- Regeneration of underutilised Brownfield site</li> </ul> <p>Limited weight:</p> <ul style="list-style-type: none"> <li>- 10% Affordable Housing contribution</li> </ul> <p>Negligible weight:</p> <ul style="list-style-type: none"> <li>- New Homes Bonus</li> <li>- Council Tax receipts</li> <li>- Provision of on-site green space and amenity areas</li> </ul> <p><b>HARMS</b></p> <p>Substantial Weight:</p> <ul style="list-style-type: none"> <li>- Inappropriate layout, form, height, density, scale and massing of the proposed development</li> <li>- Overbearing and dominating effect</li> <li>- Poor outlook for future occupiers</li> <li>- Unacceptable living standards for future occupiers*</li> <li>- Harm to the amenity of existing residential properties on Great Stone</li> </ul>	<p><b>BENEFITS</b></p> <p>Substantial weight:</p> <ul style="list-style-type: none"> <li>• Contribution to 5YLS</li> <li>• Unit mix</li> <li>• Regeneration of underutilised Brownfield site</li> <li>• Catalytic development within a strategic location and action plan area</li> <li>• 33 affordable homes</li> </ul> <p>Significant weight:</p> <ul style="list-style-type: none"> <li>• Disproportionately high cycle parking</li> <li>• Creation of active frontages to Great Stone Road</li> <li>• Increased biodiversity value on site</li> </ul> <p>Considerable weight:</p> <ul style="list-style-type: none"> <li>• Increasing housing supply in highly accessible location</li> <li>• Gross value added</li> <li>• Additional household expenditure in local economy</li> <li>• Improvements to street scene</li> <li>• Increased green infrastructure on site</li> </ul> <p>Moderate weight:</p> <ul style="list-style-type: none"> <li>• Contribution to local accessibility improvements</li> <li>• Employment during construction</li> <li>• Greater carbon savings than required by policy</li> </ul>
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	<p>Road and Trent Bridge Walk*</p> <ul style="list-style-type: none"> <li>- Prejudicial impact on the fine turf training facility at LCC</li> <li>- The appeal scheme has failed to demonstrate that a development plan policy compliant level of planning obligations could not be delivered in relation to affordable housing</li> <li>- The appeal scheme fails to provide a development plan policy compliant level of planning obligations in relation to education provision</li> </ul> <p>* Dependent on results of independent review.</p>	<ul style="list-style-type: none"> <li>• Safeguarding connection through site between Great Stone Road and Old Trafford Metrolink</li> </ul> <p>Limited weight:</p> <ul style="list-style-type: none"> <li>• Policy compliant contributions to outdoor sport and open space</li> </ul> <p>HARMS</p> <p>Moderate weight:</p> <ul style="list-style-type: none"> <li>• Negligible harm to fine-turf training pitches</li> <li>• Very minor harm to amenity of future occupiers</li> </ul>
Noise	We have commissioned an independent review of the submitted Holtz and Vanguardia information. Once the review is received we will take advice on it.	



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