

Places for Everyone Representation 2021

<b>Family Name</b>	Kinsey
<b>Given Name</b>	Stephen
<b>Company / Organisation</b>	Cheshire Masonic Properties Ltd
<b>Person ID</b>	1287565
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287565.pdf</a>
<b>Family Name</b>	Kinsey
<b>Given Name</b>	Stephen
<b>Company / Organisation</b>	Cheshire Masonic Properties Ltd
<b>Person ID</b>	1287565
<b>Title</b>	JPA 3.2: Timperley Wedge
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287565.pdf</a>
<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Sound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</b>	<p>Cheshire Masonic Properties (CMP"s) Representations are developed fully in an attached document which is uploaded at Section XX of this submission. CMP request that those the representations are fully taken into account by the Inspectors at the Examination in Public into the PfE Plan.</p> <p>Spine Road</p> <p>We refer to Paragraph 16 of Policy JPA 3.2 relating to delivering a new Spine Road. The indicative line for the Spine Road Proposals Plan passes through the CMP Clay Lane Site. We also refer to Paragraph 17 of Policy JPA 3.2. which relates to the new roundabout at Thorley Lane/Green Lane and Clay Lane.</p> <p>We refer to the current version of the Timperley Wedge Masterplan which forms part of the evidence base supporting the PfE Plan.</p> <p>CMP support the evidence and text in the PfE and the Masterplan stressing the indicative nature of of the line of the Spine Road.</p> <p>CMP challenge whether the PfE plan is sound in terms of Justification because of the lack of evidence showing that the indicative line has been considered against all reasonable alternatives based on proportionate evidence. This includes the effect on the CMP site and significant development to create the new Masonic Centre which is currently under construction.</p>

CMP's position is that they want the Spine road to follow an alternative indicative alignment in this location leaving the CMP Clay Lane site free from the threat of construction of the Spine Road and the consequent loss of land.

For the same reasons CMP challenge the indicative location of the proposed new roundabout junction with the Spine road at Thorley Lane/Green Lane/Clay Lane. This is also challenged on the grounds of Justification that the position has been considered against all reasonable alternatives based on proportionate evidence.

There is also no evidence in the text of Policy JPA 3.2 or on the Proposals Map showing how a convenient access will be maintained to the CMP Clay Lane site and the Masonic Centre now under construction during construction and operation of the Spine road.

We understand that the details will be developed more during subsequent stages in the planning process in the Trafford Local Plan and the planning application for the Spine Road.

CMP challenge the plans for the Spine road as sound in terms of National planning policy. We cite the following paragraphs in the National Planning Policy Framework. This includes Paragraph 28 in the Plan Making section. This paragraph refers to non-strategic policies and the provision of infrastructure.

CMP also cite Section 9 of the NPPF which relates to promoting sustainable transport. Paragraph 110 (b) "it should be ensured that... safe and suitable access to the site can be achieved for all users" Sufficient detail is not given in the PfE to judge this.

#### Phasing

Paragraph 11 of Policy JPA 2 states " Co-ordinate the phasing of development with the delivery of infrastructure on the site." Section 5.9 of the Timperley Wedge Masterplan has a plan setting out Indicative Regions. The CMP Clay Lane site falls within Region 1. The text in the Masterplan suggests that "these sites have the potential to be developed more quickly. Access to these sites will be off the existing road network.

These paragraphs suggest that the timing of construction of the Spine Road is uncertain. CMP need certainty so they have a firm position to guide operation of the newly completed Masonic Centre free from any concerns relating to the Spine Road.

On this basis CMP challenge the the PfE plan on the ground of Effectiveness demonstrating by evidence that the policies in the Plan can be delivered in Plan period because of a lack of certainty with regard to the timing of the Phasing.

#### Residential allocations.

Both Picture 11.9 in Policy JPA 3.2 Timperley Wedge Allocation Policy plan in the PfE plan and the indicative Masterplan 5.8 show the Clay lane site as falling in an indicative residential area. Factually this cannot be correct as the new Masonic Centre constitutes community and and not a residential use.

It is not the function of the PfE plan to fix precise boundaries for residential areas. The potential residential area to the West of the CMP Clay Lane site up to the boundary of Thorley Lane needs to take into account the potential for access to the Masonic Centre and any land required for replacement car parking free from interference by the Spine road. CMP challenge the residential allocation as depicted on the Timperley Wedge Allocation Policy plan on the ground of Justification and accuracy reflecting the current local position.

**modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.**

proportionate evidence with a view to adjusting the alignment put forward in the PFE plan so that it no longer affects the CMP site. Similarly, adjust the location of the roundabout junction for the Spine road with Thorley Lane, Green Lane and Clay Lane so that its position reflects any change in the indicative alignment of the Spine road.

Phasing.

Give more certainty in the PfE plan to this issue so that CMP have certainty with regard to operation of the Masonic Centre particularly with regard to access at all times during construction and operation of the Spine Road.

Housing allocations

Alter the boundary of the indicative Residential Area surrounding the CMP site so that the Community Use by the Masonic Centre site is recognised and also introduce policy wording relating to access to the Masonic Centre through the residential area free from the Spine Road. There is also the need to ensure that the Masonic Centre can maintain the same number of car parking spaces for which planning permission was granted if the Spine road is constructed on its current indicative alignment.