



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

Planning Proof of Evidence by Doug Hann BA (Hons), MTPL, MSC, MRTPI

Summary Proof

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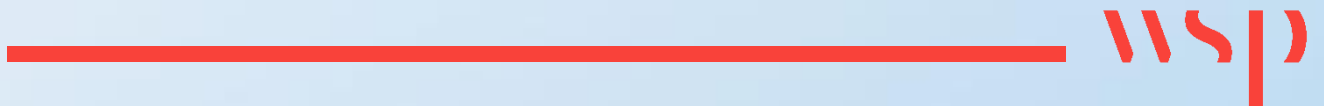
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SUMMARY PROOF OF EVIDENCE



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- 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 These seven PRFR have now changed, with three being withdrawn and one added.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 applies my planning judgement to all the Inspector's Main Considerations.
- 1.1.5. I find that the proposal accords with the development plan.
- 1.1.6. The tilted balance and presumption in favour of sustainable development is also engaged, by virtue of the absence of a five-year supply of housing (and failure against the Housing Delivery Test); I apply the planning balance to the benefits and the harms of the proposed development and find that its benefits demonstrably outweigh its harm.
- 1.1.7. The appeal site is located within the LCCC Quarter where Policy SL3 of the Core Strategy applies. The site is also within the Old Trafford Priority Regeneration Area.
- 1.1.8. Emerging local planning policy locates the site within the Civic Quarter, for where an Area Action Plan is being produced by the LPA.
- 1.1.9. The site is brownfield and located in a highly accessible location.
- 1.1.10. The appeal scheme seeks to respond to the context of the LCCC Quarter in which it is located, particularly the adjacent international cricket ground Emirates Old Trafford, home of LCCC. It also responds to the site's location at the corner of this 'Quarter', with suburban housing located on the opposite side of Great Stone Road and on the opposite side of the Metrolink tramline.

LONGFORD PARK CONSERVATION AREA

- 1.1.11. I conclude that the proposed development causes no harm to the significance of any designated heritage asset, including Longford Park Conservation Area; I judge that the character and appearance of the Conservation Area are preserved.

CHARACTER AND APPEARANCE OF THE AREA

- 1.1.12. I have judged the proposal against the relevant policies of the Core Strategy and the Framework. I consider that the proposed development rightly responds to the character of the LCCC Quarter, and provides new active frontage to Great Stone Road that introduces a streetscene where one is not currently present. I judge the proposal acceptable in this regard.

LANCASHIRE COUNTY CRICKET CLUB

- 1.1.13. I have found that the proposal will not be detrimental to the cricket club as a venue and visitor attraction.

1.1.14. I have judged that negligible harm – to which I afford moderate weight – to the fine-turf training facility does not conflict with policy.

1.1.15. I conclude that there is no harm arising to pedestrian or vehicle safety as a consequence of the appeal proposal.

RESIDENTIAL AMENITY

1.1.16. I concluded the proposal accords with policy in respect of amenity.

CONTRIBUTIONS

1.1.17. I judge that the affordable housing provision at 10% is policy compliant. I judge that any contributions towards education are not necessary under the CIL Regulations and the tests set out in policy and law.

BENEFITS AND HARM

1.1.18. I find that the proposal delivers a long list of benefits, which substantially outweigh the low levels of harm that I have identified.

PLANNING BALANCE

1.1.19. The appeal proposal accords with the development plan when read as a whole.

1.1.20. Nonetheless, the titled balance is engaged via Framework paragraph 11d(ii) and I find the benefits outweigh the harm, which supports my conclusion that planning permission should be granted.



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