

APPEAL REF. APP/Q4245/W/20/3258552

APPEAL BY ACCRUE (FORUM) 1 LLP AT FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD, M32 0YP

UPDATED PUTATIVE REASONS FOR REFUSAL OF THE LOCAL PLANNING AUTHORITY

10 DECEMBER 2021

1. The proposed development would prejudice the use of the fine turf and non-turf training facility at Lancashire Cricket Club. The proposed development therefore conflicts with Strategic Objective OTO11, Policies SL3 and R6 of the adopted Core Strategy.
2. ~~The proposed development would have a dominating and adverse impact on Lancashire Cricket Club (LCC) as well as its setting and cultural character and identity. LCC is an internationally significant visitor attraction, cultural and tourism venue. The impact on the visitor experience is considered to be sufficient to weigh strongly against the proposal. The development is therefore contrary to Policies SL3 and R6 of the adopted Core Strategy and the National Planning Policy Framework.~~
3. The proposed development would represent poor design as its form, layout, height, scale, massing, density and monolithic appearance are inappropriate in its context and would result in a building which would be significantly out of character with its surroundings. This would have a highly detrimental impact on the street scene and the character and quality of the area. This would be contrary to Policies SL3 and L7 of the adopted Trafford Core Strategy and the National Planning Policy Framework
4. The proposed development would not provide a development plan policy compliant level of planning obligations in relation to affordable housing and education improvements to suitably and appropriately mitigate the impacts of the development. The applicant has failed to demonstrate that there is a robust viability case to demonstrate that the scheme could not offer a policy compliant level of obligations. The proposed development is therefore contrary to Policies SL3, L2 and L8 of the adopted Core Strategy and the Council's adopted Revised Supplementary Planning Document 1 (SPD1) - Planning Obligations and the National Planning Policy Framework.
5. The proposed development by virtue of its height, massing, scale and layout would result in a poor level of amenity ~~and unacceptable living standards~~ for future occupiers of the development, by virtue of inadequate ~~daylight and outlook~~ in both

apartments and amenity areas. The proposed development is therefore contrary to Policies SL3 and L7 of the adopted Core Strategy and the National Planning Policy Framework.

6. The proposed development by virtue of its height, massing, scale and layout would result in harm to the amenity of existing residential properties on Great Stone Road, and Trent Bridge Walk and other residential properties in the wider 'Gorses' area by virtue of noticeable reductions in the amount of daylight and sunlight that they receive, and would also have an overbearing impact on these properties. The proposed development is therefore contrary to Policies SL3, L3 and L7 and the National Planning Policy Framework
7. ~~The proposed development by virtue of its layout, scale and massing would have a harmful impact on the setting of Longford Park Conservation Area equating to 'less than substantial' harm in National Planning Policy Framework terms. The benefits of the scheme are not considered to outweigh the identified harm to a designated heritage asset. The proposed development is therefore contrary to Policies SL3 and R1 of the adopted Core Strategy and the National Planning Policy Framework.~~
8. Noise arising from concerts at Lancashire Cricket Club would have a harmful impact on the amenity of future occupants of the development and would likely lead to noise complaints, the consequence of which could be the curtailment of activities at Lancashire Cricket Club, contrary to the agent of change principle. An appropriate scheme of acoustic mitigation has not been properly investigated and would require significant and material changes to the design of the building. As such the development is contrary to Policies SL3, L5 and L7 of the adopted Core Strategy and the National Planning Policy Framework.