



Appeal by Accrue (Forum) 1 LLP

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL, BY ACCRUE CAPITAL (FORUM) 1 LLP, FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD, M32 0YP

Heritage Proof of Evidence (Summary)

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

LPA Ref: 100400/OUT/20

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

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1 SUMMARY

1.1.1. The following references the sections of my full proof of evidence.

Section 2

1.1.2. This section provides a description of the appeal site, the heritage assets under consideration and their location in relation to the appeal site. There are two heritage assets that share some intervisibility with the site: Trafford Town Hall, which is Grade II listed, is located approximately 330 metres to the north-east of the site and the Lancashire County Cricket Club Pavilion, which is a non-designated heritage asset, is located approximately 200 metres to the north-east of the site. The Longford Conservation Area is located approximately 260 metres from the appeal site to the south. Currently there is no intervisibility between the Longford Conservation Area and the appeal site.

Section 3

1.1.3. This section outlines the relevant planning history in relation to the appeal site. It sets out that the appeal is against non-determination by Trafford Council of application reference 100400/OUT/20 and highlights the heritage reason for refusal *Reason for Refusal 7*, which relates to the potential harmful impact on the setting of the Longford Conservation Area.

Section 4

1.1.4. This section sets out the scope of evidence presented and how consideration is given to how the proposed development would impact the setting and significance of all potentially affected heritage assets, (designated and non-designated), including whether or not the proposal would impact the setting and significance of the Longford Conservation Area.

Section 5

1.1.5. This section describes the heritage assets under consideration, their significance and the contribution of setting to their significance. The potential impact of the proposals is also set out.

1.1.6. There are currently glimpsed views of Trafford Town Hall's clock tower across the application site allowing an appreciation of the heritage asset, albeit in a limited way. The proposed development will result in the loss of these glimpses views, amounting to a negligible level of harm to Trafford Town Hall.

1.1.7. The site, which comprises a vacant B&Q store and car park, makes a neutral contribution to the significance of the Lancashire County Cricket Club Pavilion. However, there are glimpsed views across the application site of the Pavilion allowing some appreciation of the asset. The proposed development will result in the loss of these glimpses views, amounting to a negligible level of harm to the Pavilion.

1.1.8. Whilst the proposed development may result in a very minor change to the wider setting of the Longford Conservation Area, the appeal site does not contribute to the significance of the conservation area. The change will be viewed in the existing mixed urban context of the area. The conservation area is characterised by green space, trees and open space and any long-range views of the proposed development will not adversely affect this character. It is concluded that the impact on the setting of the conservation area would result in no harm to the significance of the conservation area.

Section 6

- 1.1.9. This section sets out that the main issues under consideration are the potential impact of the proposed development upon the setting and significance of the Longford Conservation Area and the setting and significance of the Lancashire County Cricket Club Pavilion. It details Trafford Council's Statement of Case and Statement of Common Ground. It explains that following agreement of the Statement of Common Ground between the Appellant and Trafford Borough Council, Visually Verified Montages were produced to illustrate the extent to which the proposed development would be visible from within the grounds of Lancashire County Cricket Club and from within the northern half of the Longford Conservation Area. Following the submission of the Visually Verified Montages to Trafford Borough Council, the impact of the proposed development on the Lancashire County Cricket Club (its setting and cultural character and identity and the visitor experience) and the setting and significance of the Longford Conservation Area was re-assessed. Trafford Borough Council confirmed in the Statement of Common Ground addenda that it was withdrawing Putative Reasons for Refusal 2 and 7.
- 1.1.10. Section 6 also details Lancashire County Cricket Club's Statement of Case, Representations and Statement of Common Ground. It highlights that in terms of matters in dispute that *may* relate to heritage, the Statement of Common Ground sets out the following: 'The effect of the proposed development on EOT/LCCC, its setting and cultural character and identity and the visitor experience.' Setting is not explicitly stated as being linked to heritage.

Section 7

- 1.1.11. This section concludes by stating that it is my opinion that the proposed development would cause no harm to the setting or the significance of the Longford Conservation Area and as such the proposed development complies with section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant chapters of the NPPF (2021) and the heritage-related policies in the Trafford Local Plan.



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