



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

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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CONTENTS

1	QUALIFICATIONS AND EXPERIENCE	2
2	SITE DESCRIPTION	3
3	RELEVANT SITE HISTORY	4
4	SCOPE OF EVIDENCE	7
5	HERITAGE ASSETS	8
6	THE MAIN ISSUE	12
7	CONCLUSION	15

Appendix 1: Relevant Legislation and Policy

Appendix 2: Site boundary and Longford Conservation Area boundary Plan

Appendix 3: Longford Conservation Area boundary overlaid on the Longford Park Estate Plan of 1881

Appendix 4: Longford Conservation Area: Townscape Character Analysis Plan

Appendix 5: Site photograph and Visually Verified Montage

1 QUALIFICATIONS AND EXPERIENCE

- 1.1.1. My name is Dr. Stuart Batho and I became involved in the appeal site in September 2021. I was instructed to prepare a Heritage Proof of Evidence on behalf of Accrue (Forum) 1 LLP in November 2021. I am an Associate in the Heritage Planning and Placemaking team part of the Planning Consultancy at WSP, where I have worked since 9th August 2021. Prior to my current position I worked for several planning and design consultancies in Britain and Canada: David Lock Associates (Milton Keynes), BDP (Manchester), Urban Strategies (Calgary) and WYG (Wellington, Harrogate and Leeds).
- 1.1.2. I have a BA(Hons) degree in Geography awarded by the University of Leeds, a Master of Land Economy: Planning and Development degree with Distinction awarded by the University of Aberdeen and a Doctorate of Philosophy awarded by the University of Manchester.
- 1.1.3. I am an Associate Member of the Royal Town Planning Institute (AssocMRTPI) and I have over 18 years of consultancy experience, working in the fields of heritage planning, urban design and spatial planning.
- 1.1.4. I have walked extensively around the appeal site and its surroundings, and the Longford Conservation Area to assess its significance and the contribution of the conservation area's setting to its significance. I am aware that my duty, in accordance with the guidelines and standards of the Royal Town Planning Institute, is to the Inquiry, irrespective of by whom I am instructed. I confirm that the evidence presented here has been done so with due diligence and is truthful, representing my honestly held professional view.

2 SITE DESCRIPTION

- 2.1.1. The appeal site is located along Great Stone Road in Stretford within the Metropolitan Borough of Trafford. The Manchester Metrolink tram line runs along the south-east boundary of the site. The recently expanded Lancashire County Cricket Club wraps around the site to the north, east and north-west. Beyond Great Stone Road and the Metrolink line is twentieth century housing.
- 2.1.2. The site chiefly comprises a large single storey, flat roofed building, which is surrounded on two sides by car parking. The building was granted planning permission in 1976. It initially served as the Hardrock concert venue before changing its use to a B&Q DIY store.
- 2.1.3. 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.
- 2.1.4. The Longford Conservation Area is located approximately 260 metres from the site to the south (at its closest point – the entrance to Longford Park from Great Stone Road). Currently there is no intervisibility between Longford Conservation Area and the site due to intervening twentieth century housing development.

3 RELEVANT SITE HISTORY

- 3.1.1. The appeal is against the non-determination by Trafford Council of application reference 100400/OUT/20, seeking the demolition of the existing former B&Q premises and the erection of buildings for mixed use purposes, including 333 apartments and communal spaces. The application seeks permission for access, layout, scale and appearance with landscaping being a reserved matter. The application was submitted in March 2020.
- 3.1.2. A Heritage Statement prepared by WSP | Indigo was submitted to support application reference 100400/OUT/20. The Heritage Statement considered a number of heritage assets that Trafford Council confirmed should be taken into account during the pre-application process of an early application (reference 94974/OUT/18):
- Trafford Town Hall (Grade II listed);
 - The Great Stone at the entrance to Gorse Hill Park (Grade II listed);
 - Gorse Hill Park Entrance Portal and Lodges (Grade II);
 - Stretford War Memorial (Grade II);
 - Longford Park Conservation Area; and
 - Lancashire County Cricket Club (non-designated asset).
- 3.1.3. The Heritage Statement concluded that the proposal would not cause harm to the significance of the identified heritage assets. The proposal would preserve the character and appearance of Longford Conservation Area, would not affect the special interest of any listed buildings, and was in accordance with development plan policies regarding the historic environment, in addition to policies within National Planning Policy Framework.
- 3.1.4. The planning application was subsequently made the subject of an appeal of non-determination. The appeal was presented to Trafford Council's Planning and Development Management Committee on 15th October 2020 for the Council to determine its position at the appeal. In terms of heritage assets, the officer report assessed the impact of the proposed development upon three heritage assets:
- Trafford Town Hall;
 - Longford Conservation Area; and
 - Old Trafford Cricket Ground
- 3.1.5. The officer's report to Committee stated that:
- The proposed development will result in negligible harm to Trafford Town Hall with the loss of glimpses of the clock tower across the application site;
 - The proposed development would result in a minor harm to the setting of Longford Park and the appreciation of the Conservation Area in views looking northwards across the open space. It is also considered that the proposed development may impact on the experience of the Park at night time which is a relatively dark space; and,

- The proposed development will result in negligible harm to the cricket ground with the loss of glimpses of the Pavilion and cricket ground.

3.1.6. The officer's report to Committee outlined seven recommended putative reasons for refusal, which the Committee endorsed. The reasons are outlined below. Reason 7 relates to heritage:

Reason for Refusal 1 (RFR1):

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.

Reason for Refusal 2 (RFR2):

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.

Reason for Refusal 3 (RFR3):

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.

Reason for Refusal 4 (RFR4):

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.

Reason for Refusal 5 (RFR5):

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.

Reason for Refusal 6 (RFR6):

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 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 and other residential properties in the wider 'Gorses' area. The proposed development is therefore contrary to Policies SL3, L3 and L7 and the National Planning Policy Framework.

Reason for Refusal 7 (RFR7):

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.

4 SCOPE OF EVIDENCE

- 4.1.1. The appeal is against the failure by Trafford Borough Council to determine an application for outline planning permission by Accrue (Forum) 1 LLP ('the Appellant') (reference 100400/OUT/20). As set out in Section 3, since the appeal was lodged, the Council has passed a resolution in respect of putative 'minded to refuse' Reasons for Refusal. The proposed heritage reason for refusal (reason 7) was concerned with the impact of the proposal upon the Longford Conservation Area.

Reason for Refusal 7 (RFR7):

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.

- 4.1.2. A Heritage Statement was produced in support of that planning application which was prepared by WSP | Indigo. In relation to the Longford Conservation Area, the Heritage Statement concluded that the proposed development would have a neutral effect upon the significance of the Longford Conservation Area, so that the character of that area would be preserved.
- 4.1.3. In November 2021, a Visually Verified Montage was produced to illustrate the extent to which the proposed development would be visible from within the northern half of the Longford Conservation Area. The Visually Verified Montage, included in Appendix 5, is based on a verified view from a location agreed with Trafford Borough Council during a site visit that took place on 3rd November 2021. Following the submission of the Visually Verified Montage to Trafford Borough Council on 24th November 2021, the Council re-assessed the impact of the proposed development on the setting of the Longford Conservation Area. It considered that the proposed development would no longer result in harm to the setting of the conservation area and on 26th November 2021 withdrew Putative Reason for Refusal 7.
- 4.1.4. Despite Trafford Borough Council's re-assessment, I will consider 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.

5 HERITAGE ASSETS

- 5.1.1. There are no heritage assets within nor immediately adjacent to the appeal site. Therefore, the proposals will not cause direct harm to the significance of any heritage assets. Any harm that could be caused will only arise if the development falls within the setting of any assets, and then only if the proposals harm the contribution that the setting makes to the significance of the identified heritage assets. 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 to the south of the site (see Appendix 2). Whilst there is currently no intervisibility between the site and the Longford Conservation Area, the proposed development would be visible from within the northern part of the conservation area, albeit views of the proposed development would be limited. These identified heritage assets are described in more detail below. The potential impact of the proposals is also set out. The staged approach to assessing the setting of heritage assets as set out in Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd Edition, 2017) has been used.

Trafford Town Hall

- 5.1.2. Trafford Town Hall is Grade II listed (National Heritage List for England: 1391923). It was constructed in 1930 by Bradshaw, Gass and Hope and was opened in 1933. It is a landmark in the local area and its southern elevation, overlooking Talbot Road, is of the most architectural significance. The building contains several neo-classical features with hints of Art Deco motif at various points. The proportions of the building elements, materials and architectural details all contribute to the building's overall significance. The landscaped grounds and sunken memorial garden to the west also contribute positively to the significance of the Town Hall. To the rear a 1980's extension appears to have been recently renovated and provides a contrasting modern counter point to the original Town Hall building itself.
- 5.1.3. There are currently glimpsed views of the 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.

Lancashire County Cricket Club Pavilion

- 5.1.4. The Lancashire County Cricket Club Pavilion was built in 1895 and designed by Thomas Muirhead, a Manchester architect, who later designed the Pavilion for Surrey County Cricket Club at the Oval. The building was used during World War I as a hospital and as a transit camp and a storage depot in World War II. It was extended and altered in the late 1950s, the early 1990s and again more recently. The Pavilion is now surrounded by modern buildings and has been substantially altered both internally and externally, starting with the first phase of major change in 1958. Further change in the 1990s and more recently in 2012 has completely altered the shape and arrangement of the building. It is now a building that presents a façade to the playing area, with some internal historic value.
- 5.1.5. The frontage on the north side of the building adjacent to Talbot Road is entirely modern and was completed very recently. To either side of the Pavilion, are modern buildings including a recently

developed hotel, café and hospitality and events building that are clad in bright red cladding. Old Trafford is now a modern sports ground, with floodlighting and media centre as well as stands for spectators. The remnants of the Pavilion are the remaining features of historical and aesthetic value.

- 5.1.6. The Pavilion also holds communal value in terms of its cricketing history and cultural characteristics. Whereas once the historic Pavilion would have been a dominant feature at the ground and within the surrounding urban area, its setting is now contained by the modern stadium and the urban form immediately surrounding the ground, including the office blocks, tramline and floodlights. The site, which comprises a vacant B&Q store and car park, makes a neutral contribution to the significance of the Pavilion. However, there are glimpsed views across the application site of the Pavilion allowing some appreciation of the asset. The proposed development will introduce a larger structure on the application site and it will result in the loss of glimpses of the Pavilion. This will result in negligible harm to the Pavilion.

Longford Conservation Area

Designation of the Longford Conservation Area

- 5.1.7. Longford Conservation Area was designated by Trafford Council on 25th September 1996. The conservation area comprises Longford Park, a public park owned by Trafford Council. It has been a public park since 1912. Much of the park used to form the grounds of Longford Hall, which was demolished by Trafford Council in 1995, despite the hall being Grade II listed. A conservation area appraisal – Longford Conservation Area: Supplementary Planning Document: SPD5.19 – was adopted by Trafford Council in October 2016. A map showing the boundary of the Conservation Area and Longford Conservation Area Townscape Character Plan are contained in Appendix 3 and Appendix 4.

Special Interest of Longford Conservation Area

- 5.1.8. The adopted Longford Conservation Area Appraisal contains a significance statement, which sets out the significance of the Longford Conservation Area. It states that ‘Longford Park is primarily significant for its history as the core of the Longford Hall estate and for its association with John Rylands. It was also significant for its association with John Rylands’ widow Enriqueta Rylands who used Longford Hall to store two extremely valuable literary collections.’ (Trafford Council, 2016, paragraph 3.5.1). The significance statement goes on to say that, ‘The Conservation Area is also an important community asset’ (Trafford Council, 2016, paragraph 3.5.2) and that, ‘The site is visually attractive and important as a green space within a busy urban area’ (Trafford Council, 2016, paragraph 3.5.3). John Rylands was a successful local businessman, who had Longford Hall rebuilt in 1857 (the building that was demolished in 1995) and established the grounds in the general layout that remains today.
- 5.1.9. Although Longford Hall has been demolished, several ancillary and estate buildings remain. These include the former hall stables, lodge houses and a row of estate houses that are still occupied. The former hall used to face south and was located at a considerable distance from the application site (over 800 metres) with much of its grounds bounded by tree belts, forming visual screening, typical of such designed parkland. Worthy of note is the 1881 estate plan on page 17 of the adopted conservation area appraisal (see Appendix 3). This map shows the extent of the designed parkland surrounding the hall overlaid with the approximate boundary of the conservation area in 2016 along with a proposed boundary extension. The map shows that the historic estate was smaller than the current conservation area and the northern part of the conservation area – the area closest to the

site – was not part of the core of the Longford Hall estate. This area still has heritage value, but it derives more from its use as a public park. Longford Park has been a public park for over 100 years and is now characterised by open parkland and playing fields to the north and more intimate and enclosed spaces to the south. This reflects the historic character of the designed grounds of the Longford Hall estate and the more open character of the lands adjacent.

- 5.1.10. In summary, the significance of Longford Conservation Area is considered to derive from its: a) its history as the core of the Longford Hall estate and for its association with John and Enriqueta Rylands (**historical value**), and b) its role as an attractive park within a busy urban area (**aesthetic value and communal value**).

Setting

- 5.1.11. Setting is the surroundings in which an asset is experienced. Historic England's guidance states that setting itself is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes towards the significance of the heritage asset or the ability to appreciate that significance. Furthermore, Historic England's guidance in relation to the setting of heritage assets states that, 'Conserving or enhancing heritage assets by taking their settings into account need not prevent change' (Historic England, 2017, paragraph 18). Longford Conservation Area is surrounded by housing and there are views of back gardens and the backs/roofs of houses from within the park, albeit views tend to be filtered by landscaping around the edge of the park, including mature trees. Therefore, the setting of the conservation area is characterised by a built-up urban area, which does not contribute to the significance of the conservation area. Currently there is no intervisibility between the application site and the conservation area, nor is there a historic or aesthetic connection between the application site and the conservation area, and the site does not form part of the heritage asset's setting.

Views

- 5.1.12. The Townscape Character/Analysis Map contained in the Longford Conservation Area Appraisal highlights important views and vistas (see Appendix 4). Three views are identified in the southern part of the park and a number of vistas are identified in the northern part of the park, which reflects the difference in character between the two halves of the park highlighted above. In terms of views, the Longford Conservation Area Appraisal states that, 'The views within the Conservation Area are somewhat limited due to the tree cover and it being relatively enclosed. The principal views are that up and down the tree lined path in the southern part of the park, as well as of the former entrance to the Hall' (Trafford Council, 2016, paragraph 4.8.30). In terms of vistas, the Longford Conservation Area Appraisal states that, 'There are wide open vistas, particularly in the northern part of the park, which give a sense of space within a built up urban area' (Trafford Council, 2016, paragraph 3.3.2). Recognition that the park sits within a built-up urban area is worth noting. A number of high-rise buildings, located at some distance from the park, but visible from within parts of the northern half of the park emphasise the wider urban context of the conservation area (see Photograph 1 in Appendix 5).

The impact of the proposed development upon the Conservation Area

- 5.1.13. The proposed development is not located within the Longford Conservation Area, nor immediately adjacent to the boundary, but rather is over 260 metres from it and is separated from it by modern, twentieth century housing development to the east and west of Great Stone Road. There is currently no intervisibility between the application site and the conservation area.

- 5.1.14. A Visually Verified Montage, based on a verified view (from a location within Longford Conservation Area agreed with Trafford Council), shows that the proposed development would be barely visible from within the north-eastern part of the conservation area (see Visually Verified Montage 1 in Appendix 5), only the top of the building would be visible. Part of the proposed development would replace partial views of an existing tall building. Moreover, the proposed development would not be visible in any important views identified in the adopted Longford Conservation Area Appraisal. Views north out of the conservation area do not contribute to understanding the significance of the heritage asset. The floodlight, associated with the Lancashire County Cricket Club, would remain the most prominent structure in views out of the conservation area to the north. The proposed development would not impact on the vistas identified in the Longford Conservation Area Appraisal as it would not affect the 'sense of space within a built up urban area', which characterises these vistas. The development would sit within the existing built-up urban area that surrounds the conservation area and is in keeping with that urban character. It is significantly smaller in scale than other buildings that are visible from within the park.
- 5.1.15. A careful analysis of the conservation area in terms of its historic development, current landscape character and the townscape character of its setting, along with the attributes of the proposed development has revealed that the proposals will not impact on the historical, aesthetic nor communal value of the conservation area and, therefore, its special interest will be preserved.

6 THE MAIN ISSUES

- 6.1.1. The main issues 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.

Trafford Council's Statement of Case

- 6.1.2. Trafford Council's Statement of Case reiterates the impact on the three heritage assets within the vicinity of the site by referring to the original officer report to Committee, stating:
- The proposed development will result in negligible harm to Trafford Town Hall with the loss of glimpses of the clock tower across the application site;
 - The proposed development would result in a minor harm to the setting of Longford Park and the appreciation of the Conservation Area in views looking northwards across the open space. It is also considered that the proposed development may impact on the experience of the Park at night time which is a relatively dark space; and,
 - The proposed development will result in negligible harm to the cricket ground with the loss of glimpses of the Pavilion and cricket ground.

- 6.1.3. Trafford Council's Statement of Case acknowledges that the level of harm to the Longford Park Conservation Area and Trafford Town Hall would not stand on its own should the scheme be acceptable in all other regards. This suggests that a lower level of harm than that outlined in Reason for Refusal 7, which includes the following statement: 'The benefits of the scheme are not considered to outweigh the identified harm to a designated heritage asset.'

Statement of Common Ground

- 6.1.4. In October 2021, a Statement of Common Ground was agreed between the Appellant and Trafford Borough Council. This will ensure that the evidence considered at the inquiry focuses on the material differences between the appellant and the local planning authority. In terms of matters relating to heritage, the Statement of Common Ground sets out that:

'The parties agree that the development will result in negligible harm on the significance of the Grade II Listed Trafford Town Hall through the loss of glimpsed views and the non-designated Lancashire County Cricket Club Pavilion through change to its setting' (para 6.1.86).

- 6.1.5. With matters in dispute, the Statement of Common Ground sets out the following:
- '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' (para 7.1.7).

Statement of Common Ground Addenda

- 6.1.6. 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. The Visually Verified Montages were based on verified views from locations agreed with Trafford Borough Council during a site visit that took place on 3rd November 2021. 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.

Lancashire County Cricket Club Statement of Case/Representations

- 6.1.7. Lancashire County Cricket Club refer to setting in its Statement of Case. However, setting is not explicitly stated as being linked to heritage, but rather used in a generic sense to refer to the setting of Lancashire County Cricket Club as a venue (an international sporting venue and cultural and tourism venue). In its representations to the appeal, the Lancashire County Cricket Club refers to Emirates Old Trafford (EOT) as a non-designated heritage asset (paragraph 7.6). The representations go on to state that, 'LCCC submits that the setting of EOT which contributes to its significance as an international sporting venue and landmark building in this location will be harmed by the dominant Appeal Proposal extending to nine storeys in such close proximity' (paragraph 7.8).

Lancashire County Cricket Club Statement of Common Ground

- 6.1.8. In December 2021, a Statement of Common Ground was agreed between the Appellant and Lancashire County Cricket Club. 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.'

- 6.1.9. In the Statement of Common Ground, again, setting is not explicitly stated as being linked to heritage.

Longford Conservation Area

- 6.1.10. Trafford Council refer to the harm that would be caused to the setting of the Longford Conservation Area from the proposed development. Any harm that could be caused will only arise if the proposed development falls within the setting of the conservation area, and then only if the proposals harm the contribution that the setting makes to the significance of the conservation area.
- 6.1.11. Firstly, the setting of the conservation area, and the site in particular, does not contribute to its significance. As set out in Section 5, the adopted Longford Park Conservation Area Appraisal is clear that the conservation area is primarily significant for its history as the core of the Longford Hall estate and for its association with John Rylands. The site was not part of the core of the Longford Hall estate and does not contribute to its significance. Furthermore, the area of the park from which the proposed development would be visible also did not form part of the core of the Longford Hall estate. The adopted Longford Conservation Area Appraisal also states that the conservation area is an important community asset. In no way will the development proposals diminish the significance of the park as a community asset. Indeed, its role as an important community asset is likely to increase as Stretford's population grows.
- 6.1.12. Secondly, the proposed development will not impact on the appreciation of the conservation area as a heritage asset. The Longford Conservation Area Appraisal acknowledges that the conservation area is 'visually attractive and important as a green space within a busy urban area' (Trafford Council, 2016, paragraph 3.5.3). The conservation area is surrounded by housing and, as such, the proposed development will be in keeping within the existing character of the conservation area's setting. In contrast to some existing tall buildings, which are highly visible from within the

conservation area, only the top of the proposed development will be visible from within the park. The proposed development will not impact on any recognised important views within the conservation area, which are all located in the southern half of the park, nor will it impact on any identified vistas, which are characterised by their openness. A quality that will be maintained.

- 6.1.13. In terms of the proposed development impacting on the experience of the park at night, the site is located approximately 260 metres away from the conservation area. Moreover, only a small number of apartments located at the top of the building will be visible from within the park. The amount of light spill will be negligible at most. Whilst the park may be dark at night, domestic light sources surrounding the park are already a characteristic of the conservation area's setting as a built up urban area.
- 6.1.14. In summary, whilst the proposed development may result in a very minor change to the wider setting of the conservation area, the 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.

Lancashire County Cricket Club Pavilion

- 6.1.15. In terms of heritage value, only the Pavilion built in 1895 has heritage value, rather than the EOT as a whole, and this heritage value is limited due to the extensive alterations that the building has undergone since its initial construction. The immediate setting of the Pavilion will remain unchanged. The wider setting of the Pavilion is characterised by an urban setting and the appeal site, currently comprising a vacant B&Q store and car park, makes a neutral contribution to the asset's significance. The proposed development would sit within the existing urban context that surrounds the Lancashire County Cricket Club and is in keeping with that urban character. Harm to the Pavilion relates only to the loss of glimpsed views across the application site, which allow some appreciation of the asset. This will result in negligible harm to the Pavilion.

7 CONCLUSION

- 7.1.1. 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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