

**Trafford Local Plan: Land Allocations Consultation Draft
Comment Form – February to March 2014**

Office Use Only	
Date	
Ref	
Ack	

 **PLEASE SUBMIT ELECTRONICALLY IF POSSIBLE TO:**
strategic.planning@trafford.gov.uk USING THE SUBMIT BUTTON BELOW:

Name:	<i>Amy Sharpe</i>	Agent (if applicable):	
Organisation (if applicable):		Organisation (if applicable):	
Address:		Address:	
Postcode:		Postcode:	
Tel:			
Fax:			
Email:			


Please use the consultation comment form to make a representation on the Trafford Local Plan: Land Allocations – Consultation Draft, the Sustainability Appraisal or other related evidence base. You should consider what it is you wish to comment on and let us know whether you support or oppose this particular element of the document. Please explain your reasons and suggest any improvements.

Please use a separate comment form for each specific policy, paragraph, figure or table you wish to comment on and attach it to this contact details sheet.

A separate site submission form is available to submit new sites which have not previously been assessed. This form is available on the Council's website via the Strategic Planning webpages, or directly from the team at the address below.

You only need to fill out one copy of your contact details if you are submitting all your comments at the same time, but please indicate the total number of comment sheets enclosed in the box below:

Total number of comment sheets enclosed:	<i>7</i>
---	----------

 **The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.** Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at:
www.trafford.gov.uk .

Alternatively, completed comment forms can be returned by post to the address below by no later than **17th March 2014**.

Strategic Planning
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

STRATEGIC PLANNING AND DEVELOPMENTS	
06 MAR 2014	
Rec:	
Action by:	
Ans:	
Copied to:	


Data Protection Notice:

Please note that all comments will be held by the Council on the database for the duration of the Local Development Framework (LDF) and will be available for public inspection under the Freedom of Information Act 2000.



Trafford Local Plan: Land Allocations Consultation Draft

Comment Form – February 2014

 PLEASE SUBMIT ELECTRONICALLY IF POSSIBLE TO:
strategic.planning@trafford.gov.uk USING THE SUBMIT BUTTON BELOW:

Comment Sheet

Please complete a separate comment sheet for each paragraph, policy, map or table you wish to comment on. You need only complete one copy of your contact details but please put your name on each additional comments sheet and indicate the total number of comments sheets enclosed in the box provided on the contact details form.

What are you commenting on?

Please indicate the document and the specific paragraph number, policy, map or table you are commenting on.

Document	Section	
Trafford Local Plan: Land Allocations - Consultation Draft	Page number	
SA Report	Paragraph number	
SA Appendices	Policy number	
SA Options Report	Site reference	
SA Flood Risk Sequential Test	Table/Figure reference	
SA Scoping Report	Other (including omissions and suggestions for proposed amendments)	
Topic Paper (please specify)		
IRA Scoping report		
HLAA (2013)		
Conservation Area Appraisal (please specify)	Stanford New Road	
Other document, (please specify)		

Do you support, oppose or have general comments about this specific part of the document?

Support	Object	General Comment
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.

Praise the extensive work done on all the appraisals.
 One of the key defining character elements on Stanford New Road is the 45° splayed corner entrances to buildings, this I don't think is mentioned.
 The positive contributors text is rather superfluous and generic, not including dates (eg no 47-49 Stanford New Road, the former Montague Butler building in Art Deco style has a 1936 dated foundation stone)

Please continue on a separate sheet if required

Thank you for taking the time to fill in our Core Strategy comments form, your comments are very much appreciated.

Trafford Local Plan: Land Allocations Consultation Draft

Comment Form – February 2014

 **PLEASE SUBMIT ELECTRONICALLY IF POSSIBLE TO:**
strategic.planning@trafford.gov.uk **USING THE SUBMIT BUTTON BELOW:**

Comment Sheet

Please complete a separate comment sheet for each paragraph, policy, map or table you wish to comment on. You need only complete one copy of your contact details but please put your name on each additional comments sheet and indicate the total number of comments sheets enclosed in the box provided on the contact details form.

What are you commenting on?			
Please indicate the document and the specific paragraph number, policy, map or table you are commenting on.			
Document		Section	
Trafford Local Plan: Land Allocations – Consultation Draft		Page number	
SA Report		Paragraph number	
SA Appendices		Policy number	
SA Options Report		Site reference	
SA Flood Risk Sequential Test		Table/Figure reference	
SA Scoping Report		Other (including omissions and suggestions for proposed amendments)	
Topic Paper (please specify)		<i>extension of boundary</i>	
HRA Scoping report			
SHLAA (2013)			
Conservation Area Appraisal (please specify)	<i>George Street</i>		
Other document, (please specify)			

Do you support, oppose or have general comments about this specific part of the document?					
Support		Object <i>aw</i>		General Comment	<input checked="" type="checkbox"/>

Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Please include suggestions as to how you think we can improve the document.

Don't believe the extension of the area towards Regent Rd is justified as there isn't sufficient "special architectural or historic interest" and there certainly isn't on Central Way

Please continue on a separate sheet if required

Thank you for taking the time to fill in our Core Strategy comments form, your comments are very much appreciated.

Subject: FW: South Hale Conservation Area
Date: 22 April 2014 10:57:38

Dear All,

Ive received this whilst ive been off happy to discuss,

Kind Regards, Liz

-----Original Message-----

From: Amy Sharpe

Sent: 17 April 2014 13:13

To: Read, Elisabeth

Subject: South Hale Conservation Area

Lis

Judie has copied me in on possible meeting dates re Altrincham CAA s and I look forward to seeing you then.

Regarding South Hale, and literally my back garden I would like to know when those documents will be available.

The boundary is still drawn to exclude no 55 Bankhall but includes it's next door neighbour no 59. I have flagged to KSA that I found this an illogical boundary and know they looked at it.

I understand that the new owners of no 55 are considering putting in a planning application for demolition.

Kind regards
Amy Sharpe

Sent from my iPhone
Sent from my iPhone

Subject: FW: Stamford New Road CAA
Date: 29 April 2014 14:00:44

Chris

Can you code up this rep for CAAs and print and save in appropriate file.

Thanks

Lesley

Lesley Franklin

Senior Regeneration Officer
Trafford Metropolitan Borough Council
Strategic Planning and Developments
Trafford Town Hall
Talbot Road,
Stretford,
MANCHESTER,
M32 0TH

Tel 0161 912 4770

Trafford Council is a well-performing, low-cost council delivering excellent services to make Trafford a great place to live, learn, work and relax. You can find out more about us by visiting www.trafford.gov.uk

-----Original Message-----

From: Lewis, Elisabeth
Sent: 29 April 2014 13:58
To: Franklin, Lesley; Taylor-Russell, Clare
Subject: FW: Stamford New Road CAA

Amy makes some useful comments and probably things I realised however rather disheartening at the prospect of having to re-write sections of the document..

-----Original Message-----

From: Amy Sharpe
Sent: 29 April 2014 13:42
To: Lewis, Elisabeth
Cc: judieco@hotmail.com; suenichols100@gmail.com; david.eastwood35@talktalk.net
Subject: Stamford New Road CAA

Lis

I've spent a few hours going through the above CAA as it is the area I got to know through doing the Local List research last year.

I have a number of specific comments but overall I don't think the CAA captures the essence of the place, although it is very detailed and descriptive. It is very long and would benefit from a fuller 'Summary of Special Interest' and a lot of the, duplicated in other CAAs, historic material and the positive contributors section p53-77 being placed in an appendix.

There are three / four distinct character areas in the CA, Railway Street, the transitional area from Regent Road to Grafton St, then the grandiose Victorian sweep of buildings on Stamford New Road to Moss Lane, then the railway area. These areas are historical sequential and quite distinct in character.

Railway Street is much more domestic in scale, with what were originally dwellings dating from the

early 1800s, the classical, restrained proportions of buildings from the Georgian and early Victorian era, such as no 50 The Downs, mixed with later and loftier mock Tudor facades, the arts and crafts elegance of the listed former bank now art shop, etc. These all contribute to a very varied and mixed streetscape spanning over 100 years plus.

In contrast the the new Stamford New Road from Grafton Street to Moss Lane, built from 1881 at the same time as Stamford Park and the market, is a homogeneous and grand scale of architecture for a market town. I always thought it would be interesting to get the Victorian Society's view on this stretch as it seems so much more city than town in its scale, representing the wealth and importance of the town at the time. Furthermore the buildings were all constructed within a tight timeframe 1885-1899 and display such a wealth of different architectural styles, decoration and influences whilst still having cohesion as a group, due to their similar scale and massing - different from Railway Street which is characterised by a variety of styles and an interesting skyline.

Detail comments as follows:

4.1.2 Location and Setting - includes paras 5-9 on rock type and stone used, far too much detail for here

4.1.12 sense?

4.1.14 stories - storeys

The 10 pages in general history / then 13 on Stamford New Road should be massively edited so it refers to how the history has shaped the form of the area today, as per EH guidelines.

4.2.38 Historic development - this just describes what's on the 1897 map, what about building dates and styles, eg it's clear Goose Green to Grafton St predates rest of SNR from more domestic scale and less decorative nature.

This is where a character area description, referring to sequential development would be useful.

4.3.1 sense?

4.3.2 Dating from maps only when so many buildings have date stones on them

4.3.3 should refer to very different but mostly unified brick used in SNR Grafton to Moss Lane stretch

4.3.14 refers to brick decoration on Mossburn blogs, it's fine terracotta mouldings

4.3.15 says there are many splayed corners I would say most corners are splayed and it's such a dominant feature that it's replicated in the more recent buildings, the montague burton building and the 1950s former gas showrooms

4.3.27 15 Regent Road landmark quality? 32-34 Railway St not on the map. What is the definition of landmark, it seems to be that they are listed. I understand landmark to mean a dominate feature or structure in townscape terms and if that is the case then I'd include 63 Stamford New Road and perhaps The Downs hotel and 14 Railway Street. It may be worth cross referencing with the Planite public realm / townscape work.

Positive contributors - I think this should all go in appendix, it is largely a description of the photos and repeats criteria for inclusion many times. The opportunity is not taken to give important historic information about buildings, for example that Mossburn buildings which were built by JH Broun, a prolific local builder who also built Station Buildings and Willowtree Road and designed by John Macnamara, the town planner of Hale. This level of detail though is perhaps too much for a CAA.

Boundary recommendations need justifications.

I hope these comments are useful. They are not exhaustive as I just gave myself a couple of hours to go through it. If anything is unclear we can talk about it on Thursday but really I wanted to leave the time clear for the Civic Society to focus on their priority of the Market Place CA.

All the best

Amy Sharpe

Sent from my iPad