

TRAFFORD COUNCIL

**SPD5.10: Devisdale Conservation Area
Appraisal**

**SPD5.10a: Devisdale Conservation Area
Management Plan**

Consultation Statement

July 2016

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1. Introduction

- 1.1. In preparing Supplementary Planning Documents (SPDs), the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, and its adopted Statement of Community Involvement 2015 (SCI).
- 1.2. There are a total of 21 Conservation Areas in Trafford. Historic England guidance sets out, designation is not sufficient to preserve and enhance these areas. Instead local authorities need to develop policies which clearly identify what features of the area should be preserved or enhanced and set out how this should be done.
- 1.3. Such assessments help to generate awareness and encourage local property owners to take the right sort of action. The appraisals also identify areas where enhancement through development may be desirable.
- 1.4. Through the production of these documents the Council will be able to manage change in their historic areas in a way that will preserve and enhance them.
- 1.5. The Conservation Area Appraisal was carried out by consultants during 2014.
- 1.6. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.

2. Statement of Community Involvement Review

- 2.1. The Council reviewed its Statement of Community Involvement (2010) and adopted a revised version in October 2015. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

3. Public Consultation

Conservation Area Appraisal Consultation

- 3.1. A copy of the Conservation Area Appraisal (CAA) was made available for a statutory 6 week public consultation from 29th June 2015 and 10th August 2015.
- 3.2. A wide range of stakeholders were consulted including landowners, all residents within any of the proposed changes to the Conservation Areas. Developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of the consultees that were formally invited to comment on the document is available in Appendix 1.

3.3. In addition four drop-in sessions were arranged during the consultation period for people to come and discuss the appraisals with officers from the Council. These were held on:-

- 2nd July 2015 at Altrincham Town Hall between 12 and 2 pm.
- 7th July 2015 at Hale Library between 5 and 7pm
- 9th July 2015 at Devonshire Road Evangelical Church, Devonshire Road, Altrincham between 5 and 7pm.
- 14th July at the Swinging Bridge Restaurant, Trafford Boulevard, Urmston between 5 and 7pm

3.4. A public notice was displayed in the 29th June 2015 issue of the Manchester Evening News and is available in Appendix 3.

3.5. The SPD and associated documentation was made available for inspection at the following locations:

- On the Council's website: <http://www.trafford.gov.uk>
- Trafford libraries
- Access Trafford offices

3.6. Comments were invited in writing, no later than 10th August 2015, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: strategic.planning@trafford.gov.uk.

3.7. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to the Strategic Planning team, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

Conservation Area Management Plan Consultation

3.8. A copy of the Management Plan (CAMP) was made available for a statutory 6-week public consultation from 04 January 2016 and 15 February 2016. A wide range of stakeholders were consulted including landowners, developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of other consultees that were formally invited to comment on the document is available in Appendix 1.

3.9. In addition three drop-in sessions was arranged during the consultation period for people to come and discuss the Management Plan with officers from the Council. These were held on:-

- Monday 11th January 2016 at The Devisdale Rooms, The Firs, Devisdale, WA14 2TQ between 5pm and 6.30pm.
- Tuesday 12th January 2016 at St Georges Parish Hall, Church Street, Altrincham WA14 4DB between 5 and 6pm.
- Monday 1st February 2016 at Altrincham Town Hall between 12 noon and 2 pm.

3.10. A public notice was displayed in the 26th October 2015 issue of the Manchester Evening News and is available in Appendix 2.

3.11. The SPD and associated documentation was made available for inspection at the following locations:

- On the Council's website: <http://www.trafford.gov.uk>
- Trafford libraries
- Access Trafford offices

3.12. Comments were invited in writing, no later than 07 December 2015, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: strategic.planning@trafford.gov.uk.

3.13. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to the Strategic Planning team, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

4. Consultation Responses and Main Issues

4.1. A total of 16 representations were received to the public consultation. A summary of these representations is available to view in table 4.1 below, together with the Council's response to the points raised.

4.2. A notable number of comments were made, with general support for the policies and more specific points:-

- BCG agrees with the proposed extensions but stresses that there needs to be emphasis on the importance of a landscape strategy, inclusion of key views and a programme for tree replacement.
- A resident of Bow Green Road objects to theirs and other properties being included on the Road
- A request for clarity over why Byeways and the Golf Club are included in the proposed extension.

- General support for the policies with some minor amendments suggested to policies covering, rain water goods, materials and upvc windows
- Suggestion to alter character areas so Green Walk is in Character Area C not B.
- Support from the National Trust with some suggested minor amendments
- A resident questioning the inclusion of the modern Hill Rise development within the proposed extension

4.3. Other more general comments are summarised below:-

- The inclusion of further wording and rewording to better reflect national policy and legislation on dealing with positive contributing buildings and designated heritage assets, for example listed buildings
- The need for additional maps in the CAMPs to show positive contributing buildings identified in the CAAs
- Requests for clarity in the policies and suggestions for additional text covering historical information
- Request for the inclusion of a policy to cover street lighting in all CAMPs which specifies warm LED lights and appropriate column styles in CAs.

5. Main Changes to the SPD

5.1. Changes to the SPD have been made in response to the representations received:-

- Change to the draft proposed boundary for Devisdale to now not include Bow Green Road
- Addition of townscape analysis maps
- Minor corrections and additions to the general text
- The addition of and changes to the position in the text of photographs
- Changes to the text and policies to add more detail, improve clarity and ensure conformity with legislation and NPPF.

Table 4.1 Summary of representations and the Council's response

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Do not agree with the conclusion to include 7 Bow Green Road, Bowdon and do not agree with the reasoning for the area the property is contained in as part of an extension area.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	There are no photographs or wider specific references to reasoning for special interest of the area 'Proposed Extension B' identified on map 15 save for some cobbles on the road edge of 1 Bow Green Road, which was recently demolished in July 2015 with a new property currently under construction.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	<p>There is reference to "fine examples of Arts and Crafts houses and mature planting" although this can only be seen as being possibly reference to No1 Bow Green Road (now demolished), No 9 Bow Green Road (planning approved for demolition with replacement for 3 new dwellings) and No 22 (planning approved for demolition and replacement with 3 new dwellings). So no examples remain if planning consent is implemented and they were hardly significant i.e. akin to designs influenced by Lutyens, Voysey or Baille Scot or with mature planting designed by Gertrude Jekyll otherwise Trafford wouldn't have recommended the recent applications?</p> <p>The other properties referred to are likely post 1940's including No3, No7, No5 and No20 Bow Green Road which have all been subject to extension and exterior changes since original construction. The remaining properties, no 3A is a 1970's property and No22 was built post 2000.</p>	Agree. The original survey of possible Conservation Area extensions was done in 2013 prior to many of these changes. The proposal was re surveyed by our new consultants and they recommend that due to recent development the level of historic interest has been reduced and the inclusion of Bow Green Road would undermine the special interest of Devisdale Conservation Area. Therefore it is proposed to excluded Bow Green Road from extension B
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	In terms of mature planting, this proposed extension area is no different to others immediately adjacent roads not included in the extension area and there are probably only 3-4 significant trees although you have powers to make Tree Preservation Orders where you consider these of merit.	Noted.
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	The roads with the exception of the cobbles outside No1 are concrete kerbed and overall there is no significant "conservation" worthy amenity.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area

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18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	This extension area is no different to the remaining part of Bow Green Road, Stanhope Road or Talbot Road that are not included in the proposed extension area or even the wider adjacent area.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	This area extension boundary is ill considered and not reflective of the planning consents you have recently granted leaving little conservation to remain.	Agree. Bow Green Road is now not proposed to be an extension to the Conservation Area
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Map 13 in the Devisdale Conservation Area appraisal is factually incorrect and requires review in relation to the building dates .This relates in particular to those identified in proposed extension area B and immediately adjacent to No 22 Bow Green road was built post 2000 not between 1909 and 1936 No 3a Bow Green Road was built post 1967 not between 1936 and 1967 Two properties (apartments) on The Springs are identified as between 1936 and 1967 and were actually built post 1994.	Noted. The dates for the properties on the Springs have been amended
13-Jan-16	Local Resident	1404	CAA The Devisdale Draft-2015	I am impressed by the scope and tone of the document (the extensive use of photographs was very helpful), and I would like to confirm that I fully support the Management Plan as described.	Support Welcomed
18-Aug-15	Local Resident	1369	CAA The Devisdale Draft-2015	Reference should be made to buildings identified that have planning consent for demolition and redevelopment i.e. No1,No9 and No24 Bow Green Road.	Reference is not appropriate. Bow Green Road is now not proposed to be an extension to the Conservation Area
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	The lack of a 'detailed' description of the landscape function that the trees provide and the issues that affect these functions results in lack of clarity in the conclusions set out in Section 8 'A Plan for Further action'. The plan for further action in regard to trees states the need for retention of trees along highways and that a replacement planting programme should be undertaken for trees that may die within the next 10 years, this shows a lack of understanding the life expectancy of trees in specific localities but also of the timescales needed for such landscape to develop and be	Conservation Area designation brings a measure of protection to trees as the council requires six weeks written notice for the proposed felling or pruning of any trees, other than the removal of dead wood and the felling of dead and/or dangerous trees. Due to the extensive and often exotic Victorian planting schemes found throughout The Devisdale, the CAA suggests that a landscape or

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				<p>maintained. A more technical landscape appraisal should have been undertaken similar to that taken on the built form. Section 8 fails to detail the tree elements that make up the key landscape tree cover of the character areas. An evidence base should be built up both for directing the location and form of new plantings but also the protection of those key trees within the landscape.</p>	<p>arboriculture assessment is also carried out in the Conservation Area, when resources allow. This proposal is reflected in the Management Plan.</p>
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>The CAA does not include significant detail on the issue of street lighting, although this is a significant contributor to the character of a Conservation Area.</p> <p>Wherever possible a column height of 5m should be adopted - and where Trafford have, in the past, fitted 'odd' 6m columns in a stretch of road where the norm is 5m, those 'odd' columns should be shortened. In respect to 'standard' lanterns it is crucial that they are not of a design which appears 'incongruous'. Assuming that the technology eventually used will be LED, it is also essential that the lantern of choice does not suffer from the inherent shortcomings of existing LED products. At an early stage Trafford/Amey should consult with local residents or organisations such as Bowdon Conservation Group to identify which are the roads/streets that justify the additional cost of heritage lanterns. Bowdon Conservation Group proposes a maximum CCT of 2700K for LED lighting in Conservation Areas. In order to preserve the character of the Conservation Area, the refurbishment of all existing heritage columns, or their replacement with replicas which meet current regulations - or a hybrid of both options is supported.</p>	<p>Partially agree. Guidance on street lighting is provided within the CAMP but the level of detail suggested is not considered appropriate.</p>
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>At section 4.3.59 Key Views and Vistas, the document fails to identify the wide views of the Bowdon ridge that are seen from Agden Brow , Bucklow Hill and the farm land of Dunham Massey and Broadheath. Therefore, the landscape / tree cover of the Devisdale conservation area is of far greater benefit to a far wider group of visual preceptors than would be apparent from the document's evidence as currently drafted.</p>	<p>Agree. Sentence on these views added to 4.3.59</p>

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11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	The Devisdale Conservation area contains two particular unique public spaces in the Devisdale and Denzell Gardens. It is hoped that The Devisdale will remain protected open space. Furthermore it is a Special Site of Scientific Interest and it is hoped that every effort will be made to manage the area in respect of that. The mature trees on the Devisdale add very significantly to its value and any plan for new plantings must incorporate this area. Denzell Gardens are an equally valued asset and every effort should be made to manage the gardens to conserve this area.	Agree. However, part of the Devisdale is a Site of Biological Interest not a Special Site of Scientific Interest. As such it is given protection under the current Local Plan and this is not affected by the CAA.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	There should be specific mention of detrimental advertisements as an intrusion and negative factor detracting from the characteristics of the conservation area. The conservation area management plan should incorporate appropriate restrictions on the categories of advertisements allowed.	Agree. This matter is addressed in the Management Plan.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Changes to the chapter on Plans for Further Action are suggested, with new sections of text.	Some text added to 8.1.1. Further detail to be in the Management Plan.
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>Issues which need to be addressed in greater detail include: changes to boundary treatments, increases in density and pressure on trees and landscaping.</p> <p>Trafford should enforce strictly a presumption against the sub-division of existing plots and to further restrict the extent of 'permitted development', using an Article 4 Direction. Require proposals for the demolition of existing buildings and their replacement to include a comparison of both the footprint and the overall square footage of the proposed development with those of the existing property. Make full use of its existing powers to protect the trees and landscaping.</p>	Partially agree. An Article 4 direction is not proposed. However policies covering sub division of plots is covered in the Management Plan.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	This Appraisal and the suggested boundary extensions/amendments are very much welcomed.	Noted

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09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	List of corrections and amendments for the text has been provided.	Text has been amended as proposed
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	It is nonsense to split Green Walk into two Character Zones. The north side should be part of C and not B. Devisdale is open green unbuilt space and has its own distinct character. Not even Denzell Gardens should be included.	Partially agree. It is considered Green Courts should be moved to zone C as it is a later development but designed along similar principles of spacious villas similar to the rest of Green Walk. However Denzell House and Gardens should remain in B. While the open and green character of the Devisdale is unique, the grounds of the house form an important part of this setting today, and the lack of boundaries between the 2 areas blur the distinction between formal gardens and common land. Character zones amended.
03-Sep-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	Attached are some photos. Credit Altrincham Area Image Archive.	Noted. Included as appropriate
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A document titled The History of The Devisdale, Dunham Massey, Cheshire by David Miller written 7/04/2006 is provided.	Noted
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A set of photographs is included	Added as appropriate

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09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	A handy guidance leaflet for householders, sent out with the rates notification to all those houses and businesses in the Conservation Area, would be great to have.	Noted. This would be something that the Management Plan could consider but would be dependent on funding being found that is presently not available.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	There is no mention of Bowdon Road; it seems to have been overlooked.	There are references to buildings on Bowdon Road in the text. More have been added as suggested in text amendments supplied by respondents.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	<p>Most of the historic photos supplied from the Altrincham Area Image Archive are not at all relevant to the text next to which they appear and key images are missing (e.g. the view up St Margaret's Road and Green Walk). Suggestions are provided.</p> <p>It is a shame that the historic maps and modern plans appear in the reduced size PDF as such poor quality, as they are almost illegible in some cases. Can the final version please be much better quality?</p> <p>The way the images in boxes and captions (bold italics) are presented is very unattractive. Will this be improved?</p>	Noted. The provided images will be included. Unfortunately due to the size of the documents a pdf is necessary, but every effort will be made to improve the legibility of the document. Corrections to the text will be made accordingly
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	The appraisal does emphasise the strong need for the Management Plan and the appointment of a Conservation officer to give guidance and fully address the many issues.	A Management Plan has now been prepared.
09-Aug-15	Bowdon Downs Residents Association	1159	CAA The Devisdale Draft-2015	Following paragraph 87, there needs to be more text to explain how the boundary change works with redrawn Downs CA boundary and what is not included in a Conservation Appraisal.	Noted. Text has been included to explain the boundary change
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	I fail to see and I do not believe that the document identifies the additional benefits either to the Community or to the Homeowner of including this property within a Conservation Area. As far as I am aware, this house is located within the Green Belt and I assume that the level of planning protection is higher within a Green Belt than in	The main purpose of Conservation Area designation is to acknowledge the special character of an area. The aim of this designation is to control the way owners can alter or develop their properties,

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				<p>a Conservation Area. In addition, the property is located within a Wildlife Corridor and an Area of Special Landscape Value. Can you please explain what additional protection the Conservation area offers over and above the existing Green Belt, Wildlife Corridor and an Area of Special Landscape Value protection?</p> <p>Are there any plans for the property to be taken “out” of the Green Belt, Wildlife Corridor or Area of Special Landscape Value, which might make it beneficial to be included in a Conservation Area?</p>	<p>this is often considered to be beneficial by owners as the designation sustains and even enhances the value of the property. Green Belt designation performs a different function, mainly one to prevent urban sprawl. In determining applications for development in Conservation Areas, local planning authorities must pay special attention to historic and architectural interest, and in particular ‘to the desirability of preserving or enhancing the character or appearance of that area’. No change proposed</p>
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	<p>I also fail to understand why a portion of land to the north and east of our house, which is used as a car park by the Golf Club, would be included within the Conservation area? I also fail to understand why the Golf Clubhouse (to the south of our property), which is a 1960’s building, would also be included. Can you please explain why these items have been included?</p>	<p>The golf clubhouse in particular has been included within the proposed boundary extension as part of the wider setting of the Conservation Area. In some instances, areas or buildings that either contribute little, or are even detrimental to the character of the conservation area, are included within the boundary because of their potential for enhancement. No change proposed</p>
02- July-15	Local Resident	1344	CAA The Devisdale Draft-2015	<p>Byeways is covered by various covenant held by the National Trust, given that the site is “front line” to the National Trust properties – it borders National Trust property to both the north and south. The covenants were established when the building site was sold by the Earl of Stamford in the early 1920’s and, as far as we are aware, remain in force today. These covenants state, for example that there can only be a “dwelling house” and “motor garage” on the site and they also dictate that any changes to the facade etc can only be made with the express permission of the National Trust. I would appreciate if you could explain where these restrictive covenants sit (in terms of priority) relative to the requirements of a Conservation Area?</p>	<p>National and local planning policy generally takes precedence over private covenants. However the National Trust have been consulted on the preparation of both the CAA and CAMP for The Devisdale to ensure that an agreement is reached on their properties covered by covenants. No change proposed</p>

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09-Aug-15	The National Trust	1051	CAA The Devisdale Draft-2015	<p>Although the National Trust has been notified of the current consultation on Conservation Area Appraisals, there does not appear to have been any contact with the National Trust with respect of the drafting, such as The Devisdale Conservation Area Appraisal.</p> <p>The Devisdale Conservation Area Appraisal states that 'The Hall is a popular visitor attraction in the area and on average brings around 120,000 visitors per years (sic) to the area'. No source is noted for this figure and it is inaccurate; over the last 5 years the number of paying visitors has been around a quarter of a million per annum to the House and Garden with visitors to the Parkland estimated at well over half a million per annum.</p>	<p>The contact for the National Trust for drafting of the CAAs involving any land owned by NT in a Conservation Area was provided by The National Trust. A pre consultation draft of the Management for Devisdale will be sent to all National Trust consultees.</p> <p>Noted. The visitor numbers will be amended in the final CAA.</p>
15-Jan-16	Health & Safety Executive	1250	CAMP Devisdale - Jan 2016	Has no comment to make	Noted
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Bowdon Conservation Group welcomes the publication and form of the Conservation Area Appraisal for the Devisdale Conservation Area. In general this is a detailed and fair assessment of the area we live in, enjoy and whose attractive features we seek to protect.	Support welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	Suggestion of special mention of the blue plaques in the area as they contribute to the history of the area.	This is not considered appropriate
11-Aug-15	Bowdon Conservation Group	1070	CAA The Devisdale Draft-2015	<p>Bowdon Conservation Group strongly welcomes the extensions proposed to the Conservation Area.</p> <p>The large plot sizes and low density of this area are an important characteristic of the Conservation Area as a whole and this low density being specifically included in the summary of features of special interest in the Conservation Area in Section 3.1 of the CAA and the descriptions of the relevant character zones would be</p>	Noted.

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				welcomed.	
10-Feb-16	Environment Agency	1096	CAMP Devisdale - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted
10-Feb-16	Natural England	1037	CAMP Devisdale - Jan 2016	Natural England does not consider that these Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted
28-Dec-15	Local Resident	1425	CAMP Devisdale - Jan 2016	It is not considered the prohibition of uPVC double glazed replacement windows is realistic or wise. Wooden replacements are usually unsatisfactory due to the use usually of unseasoned wood. A far better result is to be had by having replacement windows in uPVC which results in a very good match totally in keeping with the original design. They are of course virtually maintenance free unlike wood which tends to warp if unseasoned and requires regular painting	The Management Plan promotes timber as this is in keeping with the original historic interest of the property. No change proposed
28-Dec-15	Local Resident	1425	CAMP Devisdale - Jan 2016	The reluctance to allow satellite dishes in this day and age is unreasonable as more and more people are signing up to broadcasters such as Sky. Dishes should of course be placed as discreetly as possible commensurate with obtaining a good signal.	Policy 19 states satellite dishes can be acceptable in the Conservation Area. However they should be discreetly located on secondary elevations. No change proposed
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	It would also seem inconsistent that Hill Rise needs to be included when Bonville Chase is to be excluded from the proposed new boundary.	Bonville Chase has not been included as it is on the edge of the Conservation area where as Hill Rise is surrounded by historic properties and considered to be within the setting of these features. No change proposed
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	Hill Rise is referred to in the report as a small housing estate which is an "inappropriate example" of buildings which have been developed with respect for the character of the area. It would appear therefore to be outside the scope of the planning policy framework as described in point 1.5.2 of the report.	Disagree. Hill Rise is acknowledged as a small area of inappropriate development. However it is surrounded by properties with historic interest and therefore is within the setting of these and historic features including examples of historic gate piers, most commonly of stone. In many cases these have been retained even when the historic property has been demolished and replaced. The wider extension

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					area contains properties that reflect the historic character of the Conservation Area and early properties that chart the historic development of the character zone. The setting of the area as well as particular features should be taken into account as per Historic England Guidelines for redrawing Conservation Boundaries. No change proposed
23-Jan-16	Local Resident	1418	CAMP Devisdale - Jan 2016	Impressed with the whole document and wish to thank those responsible for a magnificent piece of work. The photographs are excellent and illustrate both good and bad features of the building.	Support Welcomed
15-Jan-16	Local Resident	1417	CAMP Devisdale - Jan 2016	Matter of the parking of commercial vehicles on Groby Road and Devisdale Road (commonly the point where the two roads meet).	Noted. Beyond the scope of the CAMP
15-Jan-16	Local Resident	1417	CAMP Devisdale - Jan 2016	I am happy to see the importance you attach to the maintenance and improvement of the conservation area.	Support Welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.10.19 the definition of what amounts to 'inappropriate' development in the context of the significances of The Devisdale Conservation Area are noted and agreed.	Support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.9.10 it is noted that the area of woodland referred to is part of the Grade II* Registered Dunham Massey Historic Park and Garden – it is unclear what point is being made by the statement that "There are no bins, benches or street lighting in this woodland area"; however, clearly such features would be inappropriate in this particular historic parkland area.	Noted. The section covers public Realm so the wording states there are no such features in this area. However to make it clear that is not appropriate to add them wording has been added "These would be inappropriate features in this area."
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It is also noted that para 2.6.17 erroneously states that Character Zone D is "partially within Green Belt land" whereas the whole of this Zone is Green Belt land (as is all the surrounding land west of the A56).	Agree. Wording has been changed to exclude "partially".
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It is noted that one of the four areas is referred to as "Green Belt" and indeed the whole of this area is part of the Green Belt as identified in Adopted Development Plan Documents, but in fact there are other areas of Green Belt within both Character Zone A (the area at the west end of Oldfield Road around Dunham Golf Club Clubhouse) and in Character Zone B (the triangular shaped piece of	Agree. Wording has been added to 2.2.1 and 2.2.4 to clarify the area is within a wider area of Green Belt.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				land to the north west side of Dunham Road). To the unwary reader it would be easy to make the mistake of thinking that no other parts of the Conservation Area other than Character Zone D is within the Green Belt.	
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	It would be helpful if the Policies were prioritised, for example those in respect of improvements to the Public Realm – it is probably unrealistic to expect all of these to be achieved over the 5 year life time of the Plan, but it would be helpful to know which are targeted and resourced for implementation over that period.	It is considered this would be too difficult to prioritise policies as this is dependent on funding that changes from year to year. The CAMP policies are not intended to only be for a five year period but the CAMP states that they will be subject to review every five years. No change proposed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 1: There may be merit in making a more general reference to ‘adopted Development Plan Documents and related adopted Documents’ as inevitably the suite of relevant documents will change over time (it is also noted that the existing supplementary guidance relating to the A56 corridor is relevant to this Conservation Area).	Noted. The A56 SPD will be added as a reference to 3.7. A general reference is made to the need to consult all the Councils Planning documents in paragraph 1.5.7
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Para 2.10.13 the comments regarding the former Iranian Consulate property are noted, agreed and supported. Given the character of this part of the Conservation Area it is likely that any redevelopment will be most successful if it is generally limited to the footprint and height of the previous structure (and indeed such an approach would in broad terms also be consistent with relevant Green Belt policies.)	Noted. Support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Generally the Plan is considered to be well founded with suitable sections on the significances of the Conservation Area and the assessment of those features which add to or detract from its qualities.	Noted
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 5 to 19 : the wording of Policy 13 would bear some revisiting to provide clarity, the following wording is suggested: “Rainwater goods should be of cast iron or aluminium and painted in dark green, grey or black cast iron or aluminium.”	Noted. Policy changed as suggested
16-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 21 Trafford Council should work with owners of vacant priority sites within The Devisdale in order to come to appropriate solutions for the future of the buildings. Priority sites include the four vacant	Noted. Text amended

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				<p>properties set out within 2.10.11.</p> <p>It has been noted that the four vacant properties are not referred to at para 2.10.11 but in fact appear at 2.10.14. Clearly it would be sensible if this could be up-dated for the final document</p>	
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 41 to 48 : Generally the approach set out in these Policies in respect of streetscape and public realm are to be welcomed.	support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 31 to 40 : The boundary treatments within the Conservation Area are one of its key assets and arguably the most visible to the general public, the proposed policies are supported.	support welcomed
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policy 4: It is suggested that this Policy (undertake a Heritage at Risk Strategy) is one of the most important and that resources should be targeted on it.	Noted
15-Feb-16	Local Resident	1422	CAMP Devisdale - Jan 2016	Whilst I appreciate that having a conservation area may make the parameters for the planning process more defined, what is considered "appropriate" is still subjective under a 'conservation programme' as evidenced by Altrincham Town centre.	Noted. It is considered that the Management Plan provides an appropriate level of clarity to the planning process.
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	Policies 23 to 30: It is noted that woodland on the Dunham Massey Estate that is managed by the National Trust is looked after in accordance with the Trust's Woodland Management Plan and that will continue to guide our work in the future.	The suggested wording has been added to 2.6.18
15-Feb-16	The National Trust	1051	CAMP Devisdale - Jan 2016	The illustrative photographs are well chosen and helpfully demonstrate the different attributes of each of the four Character Zones; however, it would be preferable if these were re-distributed to better relate to the text, for example the photographs on pages 22 and 23 (and those on pages 26-28) would be of greater impact if they were moved to end of the relevant individual sub-sections relating to each of the four Character Zones.	Noted. However some of the photos illustrate issues with attributes across the character areas so were considered to be more effective grouped together. No change proposed.

Appendix 1 – List of Consultees

Duty to Cooperate Bodies:

- Association of Greater Manchester Authorities;
- Cheshire East Council;
- Civil Aviation Authority;
- Environment Agency;
- Greater Manchester Combined Authority;
- Greater Manchester Local Enterprise Partnership;
- Greater Manchester Local Nature Partnership;
- Historic England;
- Homes and Communities Agency;
- Manchester City Council;
- Natural England;
- NHS England;
- Office of Rail Regulation;
- Salford City Council;
- Trafford Clinical Commissioning Group;
- Trafford Local Highways Authority;
- Transport for Greater Manchester;
- Warrington Council;

Specific Consultation Bodies:

The following Specific Consultation Bodies will be consulted as a matter of course on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

Please note: This list also relates to successor bodies where re-organisations occur.

- Agden Parish Council
- Ashley Parish Council
- Carrington Parish Council
- Cheshire East Council;
- Dunham Massey Parish Council
- Environment Agency
- Greater Manchester Combined Authority;
- GM Local Enterprise Partnership
- Highways England;
- Historic England;
- Homes and Communities Agency (HCA)
- Little Bollington Parish Meeting
- Lymm Parish Council
- Manchester City Council;
- Natural England
- Network Rail Infrastructure Limited
- NHS England
- Partington Town Council
- Rixton with Glazebrook Parish Council
- Rostherne Parish Council
- Salford City Council
- The Coal Authority
- The Marine Management Organisation

- Warburton Parish Council
- Warrington Council;
- Any person to whom the electronic communications code applies and who owns or controls electronic communications apparatus within the Borough e.g. Mobile Operators Association, Hutchinson 3G, etc.
- A person to whom a licence has been granted under the Electricity Act 1989 e.g. Electricity NW Ltd;
- A person to whom a licence has been granted under the Gas Act 1986 e.g. National Grid
- A sewerage undertaker e.g. United Utilities
- A water undertaker e.g. United Utilities

General Consultation Bodies

The following General Consultation Bodies will be consulted as appropriate on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

- Voluntary bodies, some or all of whose activities benefit the Borough
- Bodies representing the interests of different racial, ethnic or national groups within the Borough
- Bodies representing the interests of different religious groups in the Borough
- Bodies representing the interests of disabled persons in the Borough
- Bodies representing the interests of persons carrying on business in the Borough

Other Consultation Bodies

The following groups/ organisations will be consulted on GMSF, Local Plan, Neighbourhood, Supplementary and Other Planning Documents and Planning Applications as and when this is deemed to be appropriate by the Council in relation to the subject matter and their area of interest.

Please note: This list is not exhaustive and will be amended as and when it is necessary to do so.

- Adactus Housing Group;
- Altrincham and Devisdale Civic Society;
- Altrincham and Sale Chamber of Commerce;
- Altrincham Forward;
- Altrincham Town Centre Business Neighbourhood Forum;
- Ancient Monuments Society;
- Arawak Walton Housing Association;
- Arriva Bus;
- Arriva Trains Wales;
- Association of Greater Manchester Authorities (AGMA) Joint Units;
- Devisdale Conservation Group;
- British Chemical Distributors and Traders Association;
- British Energy Association
- British Gas
- British Geological Survey;
- British Telecommunications PLC
- British Waterways
- Campaign for Better Transport;
- Campaign for Real Ale;
- Centre for Ecology and Hydrology;
- Cheshire Wildlife Trust;
- Church Commissioners;
- Citizens Advice Bureau
- Civic Trust;

- Commission for Architecture and the Built Environment at the Design Council;
- Commission for Equality and Human Rights;
- Council for British Archaeology
- Council for the Protection of Rural England;
- Crown Estate Office;
- Department for Business Innovation & Skills;
- Department for Culture, Media and Sport;
- Department for Environment, Food and Rural Affairs;
- Department for Transport;
- Department of Health;
- Department of Work and Pensions;
- Diocesan Board of Finance;
- Disabled Persons Transport Advisory Committee;
- Fields in Trust;
- First Group PLC;
- First TransPennine Express;
- Forestry Commission;
- Freight Transport Association;
- Friends of the Earth;
- Garden History Society;
- Georgian Group;
- Greater Manchester Archaeological Advisory Service;
- Greater Manchester Chamber of Commerce;
- Greater Manchester Ecology Unit;
- Greater Manchester Fire and Rescue Service
- Minerals and Waste Unit;
- Greater Manchester Police
- Greater Manchester Waste Disposal Authority
- Great Places Housing Group;
- Gypsy Council
- Hale Civic Society;
- Health and Safety Executive
- Home Builders Federation
- Home Office
- Irwell Valley Housing Association;
- Lancashire Wildlife Trust;
- Lead Local Flood Authority;
- Living Streets;
- Local businesses;
- Major land/property owners
- Manchester Airport;
- Manchester Barton Aerodrome;
- Manchester Ship Canal Company;
- Ministry of Defence;
- Ministry of Justice;
- NASSEA;
- National Trust;
- Network Rail;
- New Economy;
- Northern Trains;
- Peel Ports;
- Renewable Energy Association
- Road Haulage Association;
- Royal Mail Property Group

Trafford Council

- Royal Society for the Protection of Birds;
- Sale Civic Society;
- Society for Protection of Ancient Buildings;
- Sport England;
- St Vincent's Housing Association;
- Stagecoach Bus;
- Stretford M32 Group;
- The Rail Freight Group;
- The Showmen's Guild of Great Britain
- The Theatres Trust;
- Timperley Civic Society;
- Trafford Cycle Forum;
- Trafford Housing Trust;
- Trafford Partnership & Locality Partnerships
- Trafford Ramblers;
- Transport for Greater Manchester;
- Traveller Law Reform Project;
- Twentieth Century Society;
- Voluntary Community Action Trafford;
- Women's National Commission;
- Woodford Aerodrome;
- Woodland Trust;

Appendix 2 – Local Advertisement – Conservation Management Plan

TRAFFORD BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004

Localism Act 2011

The Town and Country Planning (Local Planning) (England) Regulations 2012

Supplementary Planning Document – Regulation 12 Public Participation Proposed titles of the Documents

- Conservation Area Management Plan –Ashley Heath - Consultation Draft
- Conservation Area Management Plan – Bowdon - Consultation Draft
- Conservation Area Management Plan – Devisdale - Consultation Draft
- Conservation Area Management Plan – George Street - Consultation Draft
- Conservation Area Management Plan – Goose Green - Consultation Draft
- Conservation Area Management Plan – Hale Station - Consultation Draft
- Conservation Area Management Plan – Sandiway - Consultation Draft
- Conservation Area Management Plan – The Downs - Consultation Draft

Proposed subject matter of the Documents

The Conservation Area Management Plans provide guidance for property owners or occupiers to ensure historic features are protected and/or enhanced within the conservation area. Guidance is also given for owners who want to make changes to their properties.

Notification of Adoption of the Documents

Any representations may be accompanied by a request to be notified at a specified address of the approval of the documents/adoption of the Supplementary Planning Documents.

Availability of documents: All the Draft Documents are available for public inspection at all public libraries/Access Trafford offices in Trafford, during normal opening hours. For more information about location and opening hours go to: <http://www.trafford.gov.uk/residents/leisure-and-lifestyle/libraries/libraries-intrafford/libraries-in-trafford.aspx>

The documents, including the comments form, can also be found on the Council's website: www.trafford.gov.uk. If needed, summary material can be made available in large print, Braille and other languages. For further information please contact the Planning helpline on 0161 912 3149.

Address to which representations must be sent: Written representations should be submitted to Planning Services, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or by e-mail to strategic.planning@trafford.gov.uk. If you have any queries please call 0161 912 3149.

Period in which representations must be made: Written representations must be made between **9.00am 4th January 2016 and 5.00p.m 15th February 2016.**

Stephen James

Head of Strategic Growth

TRAFFORD BOROUGH COUNCIL

**Planning and Compulsory Purchase Act 2004
Localism Act 2011**

The Town and Country Planning (Local Planning) (England) Regulations 2012

Supplementary Planning Document – Regulation 12 Public Participation

Proposed titles of the Documents

Revised Trafford Statement of Community Involvement – Consultation Draft;
Review of Planning Guidance in Trafford – Consultation Document;
Conservation Area Appraisal – Ashley Heath - Consultation Draft
Conservation Area Appraisal – Barton-Upon-Irwell - Consultation Draft
Conservation Area Appraisal – Bowdon - Consultation Draft
Conservation Area Appraisal – Devisdale - Consultation Draft
Conservation Area Appraisal – Hale Station - Consultation Draft
Conservation Area Appraisal – Linotype Consultation Draft and Management Plan
Conservation Area Appraisal - Sandiway - Consultation Draft
Conservation Area Appraisal - South Hale - Consultation Draft

Proposed subject matter of the Documents

- The proposed revised Trafford Statement of Community Involvement sets out how and when the community in Trafford will be involved in the preparation of a Local Plan and other planning documents and how they will be consulted on planning applications.
- The Review of Planning Guidance in Trafford sets out the scope of a proposed review, including details of how the Council will update or replace existing guidance and produce new guidance for development proposals in the Borough;
- The proposed Advertisements, Signage and Shop Fronts Supplementary Planning Document sets out and explains the Council's requirements and expectations in terms of design, location and positioning of adverts, signage and shop fronts across the Borough, in the interests of creating and maintaining high quality commercial and residential environments;
- The proposed conservation area appraisals provide an assessment of special interest; an audit of heritage assets; an assessment of condition and; set out a plan for further action. Additionally, the proposed conservation areas identify the proposed boundary for each of the conservation areas and Linotype Management Plan proposes development management policies.

Notification of Adoption of the Documents

Any representations may be accompanied by a request to be notified at a specified address of the approval of the documents / adoption of the Supplementary Planning Documents.

Availability of documents: All the Draft Documents are available for public inspection at all public libraries/Access Trafford offices in Trafford, during normal opening hours. For more information about location and opening hours go to:
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The documents, including the comments form, can also be found on the Council's website: www.trafford.gov.uk. If needed, summary material can be made available in large print, Braille and other languages. For further information please contact the Planning helpline on 0161 912 3149.

Address to which representations must be sent: Written representations should be submitted to Planning Services, Trafford Town Hall, Talbot Road, Stretford, M32 0TH Tel: 0161 912 3149 (e-mail: strategic.planning@trafford.gov.uk).

Period in which representations may be made: Written representations may be made between 9:00am **Monday 29th June 2015** and **5:00 p.m Monday 10th August 2015**.

Rob Haslam Head of Planning