

# **TRAFFORD COUNCIL**

## **SPD5.8: Ashley Heath Conservation Area Appraisal**

## **SPD5.8a: Ashley Heath 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 2015.
- 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 29<sup>th</sup> June 2015 and 10<sup>th</sup> 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 29<sup>th</sup> 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 10<sup>th</sup> 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](mailto: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 Bowdon Rooms, The Firs, Bowdon, 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 04 January 2016 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 14 February 2016, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: [strategic.planning@trafford.gov.uk](mailto: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 8 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. A notable number of comments were made, with general support for the policies and more specific points:-

- Disagreement with the inclusion of St Emilie Church , Our Lady Nursing Home and the open space to the north of this within the proposed Conservation Area extension
- Objection to inclusion of Character of Zone B as it does not relate to the Statement of Significance
- An objection to the proposed extension into the south and west into the Green Belt
- General support for the policies with some minor amendments suggested to references and the policy covering historic hedgerows

4.2. 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

## **5. Main Changes to the SPD**

5.1. The majority of the suggested changes, outlined above have been taken on board in the documents. However the suggestions in relation to objections for the proposed extension at St Emillee Church and Vale Nursing home are not considered to be appropriate and therefore no changes have been made in relation to these matters. The main changes are listed below:-

- Minor corrections and additions to the general text
- Change to the draft proposed boundary to now not include Green Belt land west of the Conservation Area but to still include the Lodge associated with the original historic house which forms part of the Vale Nursing Home
- The CAA and CAMP has been amended to take out references to character areas.
- 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	Consultation Stage	Document Name	Summary Of Rep	Council Response
08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	Riverside is a large plot with extensive woodland. It would not be practical to contact the council to notify of work to trees and trees would be extremely difficult to individually identify.	Noted. In light of the fact that these buildings are not referred to as of importance then it is proposed to redraw the boundary to not include Riverside
08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	My property is situated in Greenbelt. Accordingly it already has many restrictions regards building control and it would seem unnecessary to impose further contradictory guidelines.	Noted. In light of the fact that these buildings are not referred to as of importance then it is proposed to redraw the boundary to not include the Green Belt land around Riverside
08 July 2015	Local Resident	1341	CAA-Jul15	CAA Ashley Heath Draft-2015	The proposal to include my property in the Conservation Area is not warranted. The property is referred to in the report as a late 20th Century property together with its neighbouring property 'The Lodge'. Both houses were built in the mid 1960's contemporary style and bear none of the characteristics of those properties within the existing conservation area. The plot at Riverside is currently under redevelopment and a new house of similar contemporary style now exists.	Noted. In light of the fact that these buildings are not referred to as of importance it is proposed to now not include them in the Conservation Area.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	The Estate owns land within Ashley Heath together with land and buildings adjoining the proposed southern boundary of Ashley Heath Conservation Area. We support the review and preparation of an up to date Conservation Area Appraisal for Ashley Heath, providing a robust policy upon which development proposals can be assessed.	Support Welcomed
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	The proposed extension of the boundary to the south and west (Character Area B) to the River Bollin provides a clearly defined boundary. There may be a case for the inclusion of the Lady of the Vale Nursing Home and St Emilie Church,	Noted the boundary has been redrawn closer to the Lady of the Vale Nursing Home and St Emilie Church and to include the Lodge and driveway leading to this and open land north of the Church with further text added to the CAA to recognised their historical

Date Received	Organisation	Person ID	Consultation Stage	Document Name	Summary Of Rep	Council Response
					however no robust evidence appears to have been provided to justify the proposed extension of the boundary across the open countryside.	importance and to protect the setting of the buildings. The open countryside land is now not proposed for inclusion.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	There is no reference as to what the historic interest of the landscape is. Neither is there a landscape character area appraisal to explain why the area is so special or sensitive to justify its allocation	Agree. The open countryside land is now not proposed for inclusion
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	It appears the only reason for including the open land in the extension is to protect key views and vistas in the Conservation Area.	The open land is important in preserving the setting of the Conservation Area. Reference to the importance of the view has been taken out and text added to recognise the importance of protecting the setting.
08 August 2015	Tatton Estate and the Trustees of H R Brooks (the Estate)	1372	CAA-Jul15	CAA Ashley Heath Draft-2015	From a practical perspective, the inclusion of large areas of open countryside within the Conservation Area will result in an onerous situation for both the Estate and the Council. The ongoing management of woodland within the area will require multiple applications to the Council.	Noted the boundary has been redrawn closer to the Lady of the Vale Nursing Home and St Emilie Church with the open land north of these proposed for inclusion. The wider open countryside land is now not proposed for inclusion
02 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Replace 'Sue Nichols' with 'Altrincham Area Image Archive' on photographs on pages 14 and 16	Text amended as proposed but abbreviated to 'AAIA' for reasons of formatting.
02 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Dating map on p.32 need to be thoroughly checked on the ground, not just map regression.	Noted. Further checks have been carried out on the date map and amendments made.
14 September 2015	Bowdon Downs Residents Association	1159	CAA-Jul15	CAA Ashley Heath Draft-2015	Any ref to the Ashley Mill Lane north surface as being cobbles, needs to be changed to setts (text and Photo12).	Noted. Amendment made
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	Respondent supports the inclusion of protection of hedgerows found in 4.3.12 and 6.2.2	Support Welcomed
31 January	Local Resident	1408	CAA-Oct15	CAA Ashley	2.4.2 (page 14): This is a very important	Agree. Wording added to state that the hedgerows



Date Received	Organisation	Person ID	Consultation Stage	Document Name	Summary Of Rep	Council Response
2016				Heath Draft-2015	paragraph but in addition the respondent recommends it is amended to offer some practical protection to hedgerows in its later sections.	should be protected as well as maintained
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	If the Management Plan Draft Consultation Document will replace the document entitled 'Ashley Heath Conservation Area, Appraisal Consultation Draft June 2015' the respondent recommends that the new document includes section '4.2 Historic Development of Ashley Heath' and the historical ordnance survey maps on pages 21-26 in the previous document. This is valuable information for the public that is not otherwise easily accessible.	The Management Plan will not replace the Appraisal draft June 2015. Both documents are proposed to be adopted as Supplementary Planning Guidance and should be read together
31 January 2016	Local Resident	1408	CAA-Oct15	CAA Ashley Heath Draft-2015	Section 2.7.2 (page 17) does not mention hedgerows. It seems inconsistent that protection is afforded to historic boundary walls but not to historic boundary hedges. Suggests amending the list of harmful developments in 2.7.2 to include 'the removal of historic hedgerows'.	Wording added as suggested
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	Having assessed the visual and architectural quality of the buildings within Area B, our view is that while the original house may have had, at one point, some architectural interest and visual quality, the building is so unsympathetically altered both in its own right, and that of its setting, that it is now devoid of anything that might be considered 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.	Unsympathetic extensions are not a reason for non-designation as the original house still has historic interest.
01 February 2016	Local Resident	1408	CAA-Oct15	CAMP Ashley Heath - Jan 2016	Requesting the Council increase the protection afforded to historic hedgerows in the conservation area. Many hedgerows date back to 19th Century if not earlier. Many of those original hedgerows survive and have acted as continuous natural boundaries between properties to the	Mature hedgerows with a stem over 75mm are protected within Conservation Areas and any work that residents want to do in terms of pruning or clearance of such planting, must have permission from the Council's tree officer.

Date Received	Organisation	Person ID	Consultation Stage	Document Name	Summary Of Rep	Council Response
					present time. They add to the character of the area, are important to birds and other wildlife and so add further to the quality and character of the area.	Wording has been added to Policy 18 to recognise the historic importance of hedges in boundary treatments:-
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The chapel which is to the north of the house, has a low quality and institutional appearance, it sits uncomfortably adjacent to, and in stark contrast to, the original front façade of Bollingworth House. Its only claim to 'landmark quality' is its dominance over what was an unassuming and attractive country residence.	Given the surrounding rural landscape the house is considered to be a dominate building and as such warrants acknowledgement as a landmark feature
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The date mapping suggests the entire Convent/Church/Nursing home complex dates to before 1877. This is clearly misleading as only the original house is from this period. The majority of the buildings are of a much later, and consequently, less significant period. As such they are not worthy of a conservation area designation.	Noted. The date mapping has been corrected
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	In the mid 1930's the house had become a convent of Our Lady Vale. This is significant as thereafter due to this use there were numerous unsympathetic additions further particularised below. By the mid-1960s the house is shown on the maps with a nursing home attached and a chapel to the north side of the original house. This is a modest convent chapel that bears no wider interest or connection to the development of the area identified as significant in the original Conservation Area designation and that set out in this recent re-appraisal	Unsympathetic extensions are not a reason for non-designation as the original house still has historic interest.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The Zone B extension is quite different to the character and appearance of the rest of the Conservation Area. This is acknowledged in the appraisal document where the whole of the Zone is designated as one character area and the rest	On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character, the proposed extension does have a link to this and therefore should not be a separate

Date Received	Organisation	Person ID	Consultation Stage	Document Name	Summary Of Rep	Council Response
					<p>of the Conservation Area (including the Zone A extension) is acknowledged as another character area. This establishes that the two zones are different and should clearly demonstrate that an extension to an existing designation should at least have some aspects which share the character of the original designation.</p>	<p>character area. The CAA and CAMP has been amended to take out references to character areas.</p>
<p>12 February 2016</p>	<p>Nathaniel Litchfield</p>	<p>1415</p>	<p>CAA Jan16</p>	<p>CAMP Ashley Heath - Jan 2016</p>	<p>Character Zone B, and the development of the original property within that Area (Bollingworth House), were never associated with South Down Road, and form a different form of development to a suburban extension it has a clear character as a single, even more affluent, albeit modest 'country house'. This is clearly demonstrated by is associated drive and Lodge, a feature not associated with the Conservation Area, and orientated in the opposite direction from South Downs Road, indicating a lack of connection in development and historical relevance to the Ashley Heath Conservation Area.</p>	<p>It is acknowledged the orientation of the ceremonial access for Bollingworth Hall was from the South west; however a secondary access route is discernible in historic maps leading to South Downs Road and was likely a busy service thoroughfare. It therefore has historic physical links to the main Conservation Area.</p> <p>It is agreed the early Victorian lodge is of historic interest and its link to the Hall acknowledged and this is now proposed to be included within the Conservation Area.</p>
<p>12 February 2016</p>	<p>Nathaniel Litchfield</p>	<p>1415</p>	<p>CAA Jan16</p>	<p>CAMP Ashley Heath - Jan 2016</p>	<p>The Conservation Area Appraisal fails to justify adequately why Area B has been selected for inclusion..</p>	<p>Bollingworth House, which later became Lady of Vale Nursing Home is one of the earliest of the grander detached homes in the area. It marks the beginning of the residential expansion in the area (page 14 of CAA) leading to substantial development in ensuing years on South Downs Road. Therefore it is deemed to have special historic interest warranting its inclusion in the CA. Further text has been added to 4.3.2 and section 7 to justify its inclusion.</p> <p>On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character the proposed extension does have a link to this and therefore should not be a separate character area. The CAA and CAMP have been amended to take out references to character areas.</p>

Date Received	Organisation	Person ID	Consultation Stage	Document Name	Summary Of Rep	Council Response
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The buildings in proposed extension B would only diminish the quality of the overall designation and create obstacles to any future attempt to improve the setting of the original house.	Designation does not prevent development but as explained in guidance by Historic England it is a means of ensuring any proposed development is appropriate and does not detract from the special interest of the Conservation area
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	The Character of Zone B does not relate at all to the Statement of Significance provided in the management document.	On further assessment of why there are 2 character areas it is concluded that whilst the existing Conservation Area has a recognisable residential character the proposed extension does have a link to this and therefore should not be a separate character area. The CAA and CAMP has been amended to take out references to character areas.
12 February 2016	Nathaniel Litchfield	1415	CAA Jan16	CAMP Ashley Heath - Jan 2016	While the previously proposed (2015) larger extension was, in theory, physically and topographically coherent with the remainder of the Conservation Area, we agree with the previous representations that it was unjustified. Having deleted the larger portion of the previously proposed extension, there is no convincing justification provided as to why the more tightly drawn proposed revised area encompassing Lady of the Vale Nursing Home, St Emilie Church, and an area of open land to the north is retained.	The Green Belt land is not proposed for inclusion following further assessment that concluded there was insufficient historic interest of this area. There however is historic interest in Our Lady of Vale Nursing home justifying its inclusion. The open space north of the Nursing home is proposed for inclusion on the basis that it contributes to the rural setting and should be protected from inappropriate development. Drawing a boundary too tight around a CA is ill advised in best practice guidance.
10 February 2016	Natural England	1037	CAMP-Oct15	CAMP Ashley Heath - 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
15 January 2016	Health & Safety Executive	1250	CAMP-Oct15	CAMP Ashley Heath - Jan 2016	Has no comment to make	Noted

## 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 Bowdon 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;
- Bowdon 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](http://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](mailto: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 4<sup>th</sup> January 2016 and 5.00p.m 15<sup>th</sup> February 2016.**

**Stephen James**

**Head of Strategic Growth**

## **Appendix 2 – Local Advertisement – Conservation Area Appraisal**

**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: <http://www.trafford.gov.uk/leisureandculture/libraries/librariesintrafford/>

The documents, including the comments form, can also be found on the Council's website: [www.trafford.gov.uk](http://www.trafford.gov.uk). If needed, summary material can be made available in large print,

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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](mailto:strategic.planning@trafford.gov.uk)).

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

**Rob Haslam Head of Planning**