

TRAFFORD COUNCIL

SPD5.7: Linotype Estate Conservation Area Appraisal

SPD5.7a: Linotype Estate Conservation Area Management Plan

Consultation Statement

March 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. The Linotype is one of the 21 to undergo reappraisal as required by national guidance. English Heritage 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 and Management Plan were 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.
- 1.7. The SPD7 and SPD7a will replace existing guidance PG23 Linotype Estate Conservation Area, Broadheath, Altrincham

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

- 3.1. A copy of the Conservation Area Appraisal (CAA) and the Management Plan (CAMP) 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 the Conservation Areas. Developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of the

other consultees that were formally invited to comment on the document is available in Appendix 1.

3.3. In addition two 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
- 9th July 2015 at Devonshire Road Evangelical Church, Devonshire Road, Altrincham

3.4. A public notice was displayed in the 29th June 2015 issue of the Manchester Evening News and is available in Appendix 2.

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.

4. Consultation Responses and Main Issues

4.1. A total of 2 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. Relatively few comments were made. General support for the extension to the area and policies with some minor amendments suggested on clarity over which areas of the CA are covered by some more specific policies and a request for more sympathetic street lights in the area.

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 SPDs have been made in response to the representations received:-

- 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

02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	The maps in this document are of poor quality. A more professional source for the maps should be sought. An OS map and postcards are attached.	Maps are considered to be of adequate quality for the purposes of the documents and resources available.
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	Copyright is not an issue for OS maps published prior to 1964	Noted
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Linotype Draft-2015	More should be made of the fact that the Roman Road/Watling Street runs through the area. If any excavating is done in the future, the opportunity should be taken to do an archaeological dig.	Noted
17-Jul-15	Local resident	1342	CAA Linotype Draft-2015	In general I am in favour of the proposed extension of the Conservation Area boundary and the application of the new management plan	Support welcomed
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	I understand Trafford Council are planning to replace all street lights with those of an LED design. This type of street light would be out of character with the conservation area and out of sync with the type of area conservation the Management Plan is trying to achieve. A requirement for warmer lighting should be a key policy in the Management Plan.	A reduced lighting level has been agreed to be provided by the Council's street lighting service. Wording has been added "In residential roads lighting columns will be replaced as necessary using a standard 6m high tubular column but with reduced light levels to " warm white" LED lighting."

17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	I enquired as to whether the Egerton Green Management Company had been informed of the proposals. This is the property management company formed to take care of the shared areas of the Bloor Homes development - this includes the car park to the rear of the Norman Road properties and critically the landscaped area and large trees along the Norman Road frontage both of which fall into the proposed extended boundary.	Consultation letter sent out
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	The bullet point which currently reads 'Nos. 7-12 Norman Road' should read 'Nos. 7-11 (odd)' as the 'even-numbered' properties on Norman Road are the new properties constructed by Bloor and not an example of Type 7 properties.	Noted. Typo amended
17-Jul-15	Local resident	1342	CAA Linotype Management Plan Draft-2015	There needs to be more clarity regarding how policies apply to new-build developments within the Conservation Area i.e. those constructed by Bloor Homes 2013-2014 and any further properties constructed on the Linotype Factory site. I am not clear what permitted development rights are to remove from my property by the plan.	Text has been added to the Policies section for clarity:- "• For houses not included under Article 4 such as the new Bloor properties the following policies and control measure in Appendix C will apply"

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

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- 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

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

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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. 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