

TRAFFORD COUNCIL

**SPD5.19: Longford Conservation Area
Appraisal**

**SPD5.19a: Longford Conservation Area
Management Plan**

Consultation Statement

October 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 and the Conservation Area Management Plan in 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

- 3.1. A copy of the Conservation Area Appraisal (CAA) and Conservation Management Plan (CAMP) were made available for a statutory 6 week public consultation from 27th June 2016 to 8th August 2016.
- 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 CAA and CAMP with officers from the Council. These were held on:-

- 5th July 2016 at Trafford Town Hall between 5 and 6:30 pm.
- 6th July 2016 at Sale Library between 5 and 6:30 pm
- 12th July 2015 at Axe and Cleaver Public House, School Lane, Altrincham between 5 and 6:30 pm.
- 13th July at the Church Croft, The Parish Church of Saint Michael, Church Road, Flixton between 5 and 6:30 pm

3.4. A public notice was displayed in the 27th June 2016 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 8th August 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.

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 6 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 number of comments were made, with general support for the policies.

4.3. Other more general comments are summarised below:-

- Suggestions for additional text to improve clarity of wording and 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.

5.2. The main changes accepted are listed below:-

- Minor corrections and additions to the general text to improve clarity of wording and historical information received.

Table 4.1 Summary of representations and the Council’s response

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
27-Jun-16	Environment Agency	1430	CAA Longford - July 2016	The Environment Agency has no comments to make on the Consultation Draft Conservation Area Appraisal for Longford.	Noted.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	There are more accurate dates for some of the buildings in Longford Park, based on material which was not available to Purcell Associates for the Consultation Draft version. This material can be found in four boxes of archive material, relating to Longford Park, which is now available at Trafford Local Studies (STR/1/12/19/1-4). These files relate to Stretford Council's management of the Park.	Agree – change made. Text amended as proposed in representation in section 4.6.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	<p>Para 1.2.2 - Reference could be made to the raised path along the Edge Lane boundary which was created as a raised path or boulevard in 1913, in order to preserve the trees during the widening of Edge Lane.</p> <p>A reference to this could be included in section 3.2.2 which notes features laid out during the use of the site as a park.</p>	Partially agree. No change needed to para 1.2.2 as this text is general and generic to all the CAMPs. However text will be added to 3.2.2
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 3.5.1 - Suggest reference could be made to the significance for its association with John Rylands’ widow Enriqueta Rylands, who used Longford Hall to store two extremely valuable literary collections before transferring these to the Grade 1 listed John Rylands Library in Manchester, which she founded in honour of her late husband.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.2.6 - Suggest adding to the final sentence, "as does a feeder pipe for the Bridgewater Canal".	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.3.1 - Querying whether it should be six entrances rather than the five described in the text), as there is an entrance at the end of each section of Ryebank Road.	Disagree –However change made amended to say there are five main entrances
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.3.6 - Update reference to disc golf course.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.12 - Suggests reference to Stretford Public Hall which can be seen in the far distance of the Coffee House photo. John Rylands funded the Public Hall, and the public baths extension to it, though that part is now demolished. The Public Hall was first opened 1879, as reported in the Manchester Guardian for 15th September 1879 – not 1878 as on the Public Hall website.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.13 - The earliest Longford Cottages pre-date Sunnyside, so might be better to say ‘and Longford Cottages for his gardeners from 1871 onwards’.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.14 - The sentence starting on the 5th line refers to planning applications, and implies the 1904 one (like 1893) was also to the Stretford Local Board – and indeed states this in the footnote and in both image captions. The 1904 application would have been to Stretford Urban District Council, the successor of the Local Board.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.18 - Suggests the last sentence needs reworking – as neither development happened in 1933. It could say ‘Going from strength to strength in the 1930’s the Rose Garden was created in 1931, the Hall extended in 1933, the children’s playground created in 1934 while 1936 saw the opening of the café and the creation of the rock	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				garden and water feature.'	
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	<p>Para 4.6.1 - Suggests this section needs revisiting in the light of the new material discovered. For the Hall could add 'or possibly 1860-2' but note it was demolished in 1995 not 1996 (the Draft Management Plan has the right date).</p> <p>For the remaining structures, the following need changes:</p> <p>Edge Lane Lodge – 1860 Lodge on Ryebank Road – delete this reference, as explained in rep 112. Workers' cottages – the block of 4 (to the east), 1871, block of 3 between 1901 and dairyman's cottage to west, 1904 Edwardian Bungalow (current café) – 1904 Former stables – 1898-9 Art Deco shelter in East Walled Garden – 1936</p> <p>This list should also include the 'Long Barn', 1893.</p>	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.6.1 - The 'Lodge on Ryebank Road', the draft notes supplied to Purcell in December 2014 are confusing as respondent did the East Drive properties with the lodge. However, both the East Drive houses and the former lodge are outside the proposed extension to the conservation area, so arguably should not be included in this section. For the record, the building to the right of the entrance from Ryebank Road was known as 'East Lodge', and was sold off when the Council bought the estate in 1911. If reference is included to this, then the dates should be 'Between 1850s and 1881', as it is on the 1881 map illustrated on page 19 or the appraisal. The two houses at East Drive date between 1881 and 1894.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8 - In this section, some buildings have dates quoted and others don't – but if quoted (4.8.7, 4.8.9), should reflect the dates as suggested in first section of this feedback relating to archive material which is now available at Trafford Local Studies (STR/1/12/19/1-4)	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8.4 - The 2nd sentence should start 'There is, however, a range of buildings'.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8.26 -Suggest making reference that a large number of trees have been planted in 2015 in the northern part of the park, as part of the disc golf course.	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 5.3.2 - Dates to be amended include Longford Cottages, 1871-1904 (which therefore should be referred to as Victorian/Edwardian domestic architecture); Former Stables 1898/9; Long Barn 1893 (based on illustrated plan); Edwardian Bungalow (Café), 1904; Art deco shelters, 1936; Edge Lane Lodge 1860; Portico, left standing 1995 not 1996, you may want to refer to alternative building date ie 1860-2.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Bibliography (page 68) - Reference needs to be made to the 4 boxes of Stretford Council files, ref STR/1/12/19/1-4.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 1.4.5 - Rename 'the Purcell' to Purcell.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 3.1.1 - Delete reference to 'remains' on 3rd line.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 3.1.2 - On the 7th line rename 'John Ryland's library' to John Rylands Library.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.5 - On the 2nd line rename both references to 'Moseley' to read Mosley. On the 4th line rename 'principle' to read principal. On the 9th line rename 'activates' to activities.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.7 - On the 4th line from end rename reference to 'Streford' to read Stretford.	Agree- change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.11 - On the 1st line rename reference to 'notably' to read notable.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.14 - On the 10th line, the sentence should start 'The core of the Library collection', as the collection is not the whole	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				of the collection.	
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.4.21 - The third sentence should be amended to either read 'was to lead' or just 'led'.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Section 4.5 - All 6 OS maps in this section should be amended from 'Stationary Office' to read Stationery Office.	Agree- change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.6.1 - The building dates plan is incorrectly colour coded, the proposed extension should be shown as a red colour.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8.2 - On the 1st line amend reference to 'children's' to read children's.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8.4 - The 2nd line should start 'a' not 'are'.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 4.8.35 - On the 5th line, insert space before Firwood.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 5.3.2 - Query if page 55 is blank for a reason.	Agree – change made. Blank page has been taken out.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 5.3.2 - Ha-ha is a Victorian feature, not Victoria.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 6.2.16 - Amend reference to 'formally' to read formerly.	Agree – change made. Text amended as proposed in representation.
31-Aug-16	Friends of Longford Park	1438	CAA Longford - July 2016	Para 7.1.4 - 'inclusion' to be followed by 'in'.	Agree – change made. Text amended as proposed in representation.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jun-16	Health and Safety Executive	1433	CAA Longford - July 2016	The Health and Safety Executive has no comments to make on the Consultation Draft Conservation Area Appraisal for Longford. There is insufficient information provided on the location and use class of sites that could be developed, to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved.	Noted.
18-Jul-16	Historic England	1432	CAA Longford - July 2016	Historic England is not a statutory consultee in such circumstances and has no comment to make on the Consultation Draft Conservation Area Appraisal for Longford.	Noted.
04-Jul-16	Natural England	1436	CAA Longford - July 2016	Natural England does not consider that the Consultation Draft Conservation Area Appraisal for Longford poses any likely risk or opportunity in relation to their statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment.	Noted.
08-Aug-16	United Utilities	1437	CAA Longford - July 2016	United Utilities have reviewed the Consultation Draft Conservation Area Appraisal for Longford and have no detailed comments to make at this time. However, it should be noted that within the designated boundaries there are existing UU operational assets.	Noted.
27-Jun-16	Environment Agency	1430	CAMP Longford - July 2016	The Environment Agency has no comments to make on the Consultation Draft Conservation Area Management Plan for Longford.	Noted.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jun-16	Health and Safety Executive	1433	CAMP Longford - July 2016	The Health and Safety Executive has no comments to make on the Consultation Draft Conservation Area Management Plan for Longford. There is insufficient information provided on the location and use class of sites that could be developed, to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved.	Noted.
18-Jul-16	Historic England	1432	CAMP Longford - July 2016	Historic England is not a statutory consultee in such circumstances and has no comment to make on the Consultation Draft Conservation Area Management Plan for Longford.	Noted.
04-Jul-16	Natural England	1436	CAMP Longford - July 2016	Natural England does not consider that the Consultation Draft Conservation Area Management Plan for Longford poses any likely risk or opportunity in relation to their statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment.	Noted.
08-Aug-16	United Utilities	1437	CAMP Longford - July 2016	United Utilities have reviewed the Consultation Draft Conservation Area Management Plan for Longford and have no detailed comments to make at this time. However, it should be noted that within the designated boundaries there are existing UU operational assets.	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

A number of groups/ organisations were consulted as they had been deemed to be appropriate by the Council in relation to this subject matter and their area of interest.

Appendix 2 – Statutory Notice (Regulation 12 Public Participation)

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 Appraisal – Ashton on Mersey - Consultation Draft
- Conservation Area Appraisal – Brogden Grove - Consultation Draft
- Conservation Area Appraisal – Dunham Town - Consultation Draft
- Conservation Area Appraisal – Dunham Woodhouses - Consultation Draft
- Conservation Area Appraisal – Empress - Consultation Draft
- Conservation Area Appraisal – Flixton - Consultation Draft
- Conservation Area Appraisal – Longford - Consultation Draft
- Conservation Area Appraisal – Warburton - Consultation Draft
- Conservation Area Management Plan – Ashton on Mersey - Consultation Draft
- Conservation Area Management Plan – Brogden Grove - Consultation Draft
- Conservation Area Management Plan – Dunham Town - Consultation Draft
- Conservation Area Management Plan – Dunham Woodhouses - Consultation Draft
- Conservation Area Management Plan – Empress - Consultation Draft
- Conservation Area Management Plan – Flixton - Consultation Draft
- Conservation Area Management Plan – Longford - Consultation Draft
- Conservation Area Management Plan – Warburton - Consultation Draft

Proposed subject matter of the Documents

The Conservation Area Appraisals and 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/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,

Trafford Council

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 **9.00 a.m 27th June and 5 p.m 8th August 2016.**

Stephen James

Head of Strategic Growth