

Date	Respondent	URN	Document	Summary of response	Proposed Council Response
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We welcome the publication of the Conservation Area Management Plan (CAMP) for Bowdon	Support Welcomed
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The content of the draft CAMP is a significant step backwards from the 1992 guidelines in the way that it deals with soft Landscape and the Trees, Green and Open Spaces in Bowdon, both in terms of the description of the Conservation Area (CA), the evidence base and the policies proposed.	Disagree. The criteria for Conservation Appraisal and Management Plan guidance have changed since the SPG. Historic England Guidance 2008 has been used by our heritage consultants and the former level of detail is not considered appropriate now.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The document confuses open space with streets and gardens and tree cover in private gardens, these require separate headings to reflect the description of the Conservation Area set out in the introduction.	Disagree. Both open spaces with trees and gardens with trees are separately mentioned in the main text of the CAMP. The Policies separate them out under 3.6 Streetscape and Public Realm to cover open spaces and public trees and 3.7 Trees and Landscaping covers requirements for new developments
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Within the document the Council does not include any detailed information, in terms of evidence from adopted survey methodology, to defend the soft landscape or even to give applicants any real guidance on retention, enhancement and conservation of the soft landscape of the Bowdon Conservation Area.	Disagree. HE guidance criteria was used and there is considered to be of an appropriate level of detail
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The wording of the proposed policies in relation to landscape and trees, put forward in the document, lacks any clarity as to what the Council expects land owners / developers to consider or any references to which they could go to for guidance	Disagree. HE guidance criteria was used and there is considered to be of an appropriate level of detail. It is considered trees and landscape advice is very specific to the circumstances of each individual application
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	There is a greater degree of detail in the Devisdale CAMP than in the Bowdon document, in terms both of the description of the characteristics of the CA and the policies proposed. We would	Disagree The Devisdale is characterised by a very significant historic open space very different from Bowdon. Each CAA and CAMP

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				like to see a greater level of detail in the Bowdon CAMP, at least matching the level in the Devisdale CAMP.	contains appropriate detail on the different characteristics of each area. The importance of the landscape is referenced in many places in the Bowdon CAA and CAMP.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	At section 1.2.1 (Significance Statement), there is no mention of landscape which is a 'significant omission' in a planning sense.	Disagree. The rich architectural variety and integrity in Bowdon CA is its predominate significance referenced in 1.2.1 although 1.2.2 refers to more details in the CAA where landscape importance is mentioned in 3.1.1
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	While the CAA may be adequate in terms of its descriptions and analysis of buildings it is certainly wholly inadequate in how it deals with soft landscape features and green spaces, as was set out in BCG's formal response to the draft CAA for Bowdon. The CAMP contains no improvement in terms of its inclusion of soft landscape issues, details of the structure and function of the soft landscape	Disagree. The Council's heritage consultant considers the level of detail appropriate to a CAMP, but suggests further assessment focussing specifically on the trees should be the subject of a separate document.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	While the document provides some 8 pages and 14 policies on buildings, which provide the sound evidence base (as required by the NPPF) for directing development applications and defending at appeal, the same cannot be said for the details on soft landscape and trees. There is 1 page and 4 policies on landscape and trees and no evidence base for the soft landscape, in particular the tree cover.	Disagree. The Council's heritage consultant considers the level of detail appropriate to a CAMP, but suggests further assessment focussing specifically on the trees should be the subject of a separate document
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	At Section 1.6 the document refers to Conservation Area Policy Guidance and lists the guidance documents issued by Historic England (HE) since 2005; however, it does not list the most recent updates from 2012.	Noted. The CAA and CAMP was carried out by heritage consultants using the relevant HE guidance for these types of documents
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We suggest that much of the detail from the 1992 SPG should be incorporated into this updated CAMP for Bowdon	Disagree. The criteria for Conservation Appraisal and Management Plan guidance have changed since the SPG. Historic England Guidance 2008 has been used by our heritage consultant and the former level of detail is not considered appropriate now.
15-Feb 16	Bowdon Conservation	1070	CAMP Bowdon	We suggest publishing the CAA as an appendix to the CAMP and incorporating clearly signposted links (including web links) from	Noted. The CAA and CAMP are both adopted as supplementary planning guidance of equal

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	Group		Draft-2015	one document to the other.	weight and make reference within their text to each other. The advice from the heritage consultant was that they should be two separate documents.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Bowdon Conservation Group strongly argues that a detailed survey should be undertaken of the soft landscape, trees, green and open spaces of the CA and that this should cover both the public open spaces and, at least in outline, the private green spaces within the CA.	Noted. The Councils heritage consultant suggests further assessment focussing specifically on the trees should be the subject of a separate document. Policy 29 includes a policy as suggested through consultation comments for the preparation of a Tree Management Strategy.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We reiterate the offer in this response and restate our willingness to fund and undertake a pilot for a landscape/tree character study of the Bowdon CA in order to start the process of providing a proper evidence base for this aspect of the CAMP.	Noted. This offer will be passed onto the Council's Tree Officer for further consideration.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The Bowdon draft CAMP, unlike the Devisdale document, does not separately describe the five different character zones in Bowdon CA. The distinctive planting referenced in the CAA is not discussed in detail, even at the level of the CA overall and this results in a lack of adequate evidence, guidance and policy.	The CAA has equal weight to the CAMP in planning terms and the different layout and styles of the different CAAs and CAMPs reflects their different issues but also different authors and times of preparation.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The map provided at page 21 does not meet the standard methodology in terms of the symbols used or the approach, e.g. it does not include any views of the conservation area from outside the area to highlight the skyline views from south, north and west. In fact the map only shows views into public open space and along the main highway system.	Noted. Views are an important characteristic of Bowdon and numerous references and detail to them is contained in the CAA. It is acknowledged that these are not all shown on the Townscape Map as they are so far reaching. However the CAA and CAMP will be used together to guide planning decisions.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Some important gaps in terms of how the CAMP deals with issues such as lighting for sports clubs, street lighting, street clutter, the hard landscaping associated with traffic management and parking. These gaps need to be addressed in the CAMP and its policies. This issue is dealt with in the Devisdale CAMP. We suggest that the Bowdon CAMP should incorporate similar policies to those in the Devisdale CAMP.	Agree. A policy should be added to cover floodlighting for sports pitches.

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15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The suggestion of use of a lantern style lamp made in paragraph 2.7.1 is welcomed and should be reflected in the policies in the CAMP and, as in the case of the Devisdale CAMP, there should be a policy of reduced light levels to 'warm white' LED lighting if and where existing sodium lighting is replaced by LED lighting.	Agree. Policy 36 has been amended and covers the appropriate lighting levels as "warm white"
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Alongside the retention of historic kerbstones and cobbled setts, we suggest that any hard landscaping associated with existing and new traffic management schemes (parking, speed restrictions and so on) should be in keeping with the existing conservation area characteristics and there should be a policy to this effect.	Agree. It is considered Policy 37 adequately addresses traffic calming measures.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We suggest that street furniture and street signage be kept to a minimum in the conservation area and street clutter minimised. Signage should also be well designed and in keeping with the CA. The CAMP should incorporate policies aimed at achieving this.	Agree. It is considered that this is adequately addressed in several places in both the text of the CAA and CAMP particularly on signage and through Policy 36
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	It is important for the character of the CA that it is protected from displaced parking and rat runs caused by development and parking restrictions in neighbouring areas.	Noted. This is considered to be beyond the scope of the CAA and CAMP
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The CAMP for Bowdon should incorporate policies aimed at protecting the green spaces, trees and landscaping of the CA from these incremental, ongoing losses as well as from losses at the time of development.	Agree. Section 3.6 and 3.7 incorporate these policies. Trees in Conservation Areas are protected by legislation. Policy 29 and Appendix C states this. Open green spaces are also protected by Policy R5 in the Core Strategy.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We agree with the statements in 2.9.2 and 2.9.3 and 2.10.1 However, these statements need also to be reflected in a specific policy for the CA.	Disagree. The whole CAA and CAMP is policy in the form of Supplementary Planning Guidance and is taken into account in Planning decisions.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	A number of changes are required to the proposed management policies in the draft CAMP. In some cases these are needed to remedy gaps in the current proposed policies, in other cases they are needed for consistency with policies in the adjacent Devisdale CA.	Disagree. Each CAA and CAMP is bespoke to the issues of the specific conservation area. However, it is considered that policies have been replicated, where appropriate.

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15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	<b>Policy 1</b> states that it will investigate cases of unauthorised development as appropriate and take action as necessary etc. However, there is no mention of putting in place an Enforcement Concordat with developers to minimise such occurrences. In addition there is no mention of undertaking pro-active enforcement particularly important for safeguarding soft landscape features such as trees and important boundary plantings	Disagree. This is not appropriate for the CAMP.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	<b>Policy 2</b> should also make reference to the Conservation Area Appraisal for Bowdon	Disagree. Text in the introduction in 1.1.6 and 1.3.3 states that the CAMP should be read in conjunction with the CAA
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	<b>Policy 6</b> should also make reference to the Conservation Area Appraisal for Bowdon as this contains further detail on the characteristic palette of materials and design features in the CA. The words 'where possible' should be added to <b>Policy 11</b> . The guidance on doors is particularly detailed and side hung garage doors cannot be used on some garages, notably basement ones.	Disagree. Text in the introduction in 1.1.6 and 1.3.3 states that the CAMP should be read in conjunction with the CAA. It is not considered appropriate to include the word "where possible", this would undermine the overall weight of the policy.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	<b>Policy 24</b> should be amended to be consistent with the policy proposed for the Devisdale CA.	Disagree. Each CAA and CAMP is bespoke to the issues of the specific Conservation area. However, it is considered that policies have been replicated, where appropriate.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The existing 1992 Guidance for this conservation area contains a blue print layout showing the 'landscape structure' that should be aimed for. Policy 29 is also currently drafted far too narrowly. A Tree Management strategy should be prepared and implemented throughout the CA, not just in the public realm. TPO's and Conservation Area legislation should be used to prevent the loss of important trees throughout the CA and this statement should be included in the policy, as it is in the case of the Devisdale CAMP.	Disagree. The 1992 Guidance does not meet current HE criteria for a CAA or CAMP. Reference is made to TPO legislation in the Bowdon CAMP. Each CAA and CAMP is bespoke to the issues of the specific Conservation area, in this document, guidance on trees is contained in 3.7 rather than Policy 29
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Policy 37 needs to be amended. As drafted it refers to streets in the adjacent Devisdale CA rather than in Bowdon. A traffic survey is needed along the roads which provide access to the	Agree. Policy 37 should be amended to change the streets named to: <i>include Roads around Bowdon Church School notably Grange</i>

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15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	The Policy and Aims for Trees and Landscaping, Section 3.7, while welcome, fail to provide any real guidance to developers and landowners as to what information is needed in regard to soft landscape and trees to ensure they are correctly assessed	Disagree. The amount of detail needed will depend on each individual application and will need to be considered on a case by case basis.
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	Policy 45 should be amended and strengthened by adding to it the second sentence of the corresponding policy in the Devisdale CAMP	Disagree. Policy 45 has been amended as a result of another representation as it was considered too restrictive. Notwithstanding this, the requested additional sentence is considered to be covered by Policy 41
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	An additional policy is also needed which makes clear the undesirability of the sub-division of existing plots to build additional residences.	Disagree. The policies already refer to Section 2 where this detail is found. Most specifically in 2.9.3 and 2.10.3
15-Feb 16	Bowdon Conservation Group	1070	CAMP Bowdon Draft-2015	We believe that it is important to emphasise the linkage between these two documents as the detail in the CAA provides much of the evidence base relevant to the CAMP	Noted. The two documents should be read together and both make reference to the other