

TRAFFORD COUNCIL

**SPD5.12: Sandiway Conservation Area
Appraisal**

**SPD5.12a: Sandiway Conservation Area
Management Plan**

Consultation Statement

July 2016

Contents

1. Introduction	1
2. Statement of Community Involvement Review	1
3. Public Consultation.....	1
4. Consultation Responses and Main Issues	3
5. Main Changes to the SPD	4
Appendix 1 – List of Consultees	12
Appendix 2 – Local Advertisement – Conservation Management Plan	16
Appendix 2 – Local Advertisement – Conservation Area Appraisal	Error! Bookmark not defined.

1. Introduction

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

2. Statement of Community Involvement Review

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

3. Public Consultation

Conservation Area Appraisal Consultation

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

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

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

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

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

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

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

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

Conservation Area Management Plan Consultation

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

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

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

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

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

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

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

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

4. Consultation Responses and Main Issues

4.1. A total of 7 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:-

- Mixed views on the proposed Article 4
- More needs to be done to improve the appearance of pubs and hotels in the area
- Objection to the inclusion of Oldfield Road and Church Street into the proposed extension to the CA

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
- 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. 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 Oldfield Road and Church Street are not considered to be appropriate and therefore no changes have been made in relation to these matters. The main changes are listed below:-

- Addition of townscape analysis maps
- Minor corrections and additions to the general text
- The addition of and changes to the position in the text of photographs
- Changes to the text and policies to add more detail, improve clarity and ensure conformity with legislation and NPPF.

Table 4.1 Summary of representations and the Council’s response

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	The Consultation Draft document produced implies that the decision to extend the Sandiway Conservation Area is already made.	The document states the extensions as "proposed". This is why it is a consultation draft.
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Sandiway Draft-2015	Support for the extension. Support for the Article 4's	Noted
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Sandiway Draft-2015	List of corrections and amendments for the text has been provided.	Noted. Amendments have been made.
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	The reference to Article 4 action is almost threatening in that households may be mandated to alter improvements that have been made, but no explanation to the ordinary person is given as to what Article 4 action involves.	No retrospective action is required to alter improvements unless they have been made unlawfully. This is explained in the Management Plan which accompanies the appraisal, along with a more detailed explanation of Article 4.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>Trying to preserve what was good a hundred years ago may well be to the detriment of what is required for today. There are several comments in the report which indicate that double glazing, new doors & windows and satellite dishes are all detrimental to the appearance of the buildings but these are all part and parcel of modern everyday life. It appears analogous that at a time where we are being asked to be more digital and energy reducing, that this document is expecting the populace not to have features that reduce costs and help the environment.</p>	<p>The main purpose of Conservation Area designation is to acknowledge the special character of an area, but it also acknowledges that a balance must be sought between preservation, and the need for 21st century facilities. The Management Plan provides guidance on how modern features can be accommodated in a way that causes the least harm to the special interest of the Conservation Area.</p>
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>Along Oldfield Road there are 6 different types and ages of buildings being considered for inclusion in the extension. Many of these have been treated in different ways over the years. Such a mix means that the road, in itself, is not a unique feature of Altrincham unlike the Linotype estate which still has the façade with which it was originally built. Many of the houses have been improved upon and had additions to the original designs and these have made a significant modern alterations to the appearances of rooflines and more particularly the rear elevations.</p>	<p>It is considered that although the Road is not unique within Altrincham, its significance lies in its reflection of the Conservation Area in terms of age, style, materials and form, and the traditional functional character and former uses in the area. The recognisable mix of Arts & Crafts, vernacular and Victorian Revival styles utilised by speculative property developers within Altrincham in the late 19th century is part of what makes the area special, typified by the eclectic mix of housing found along Oldfield road. No change proposed</p>
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	<p>Your document makes several mentions of the area being marred by the A56. This road should be considered for widening to reduce the congestion. Perhaps not by the council but maybe by the Highways Agency.</p>	<p>Noted. This suggestion is beyond the scope of the CAA.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	The proposal to extend the Sandiway Conservation Area lists many of the attributes of the buildings and green areas surrounding it as well as being an interesting history of the locality. It does not, however demonstrate that the features have “a degree of significance meriting consideration in planning decisions”.	Disagree. The heritage consultants who undertook the appraisal state that numbers 1-50 Oldfield Road have been included within a proposed boundary extension due to the high quality 19th century terraces with a good level of survival of historic features. Therefore it is considered the extension does have "a degree of significance meriting consideration in planning decisions”.
10-Aug-15	Local Resident	1366	CAA Sandiway Draft-2015	There are 2 green areas in the region of the 2 public houses. The report states that these should be conserved but in actual fact they are more properly described as brownfield sites, and as such, should be built upon sympathetically to enhance the area and help reduce the housing shortage.	Disagree. Although these sites may have been previously developed they are now considered as greenfield as they are maintained for this purpose. Although not protected open space they have an open space use as public amenity spaces and as such they should be protected in order to retain the green character of residential areas.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
09-Aug-15	Local Resident	1355	CAA Sandiway Draft-2015	<p>Through no intervention from the council, the residents of Oldfield Road have looked after their properties and kept them looking wonderful. We should be given the freedom, and be offered the trust, to continue to do so. I do not want to be told that I can't replace my windows with timber double glazing if I deem that appropriate to keep the house warmer and to reduce road noise. These are expensive houses and expensive to look after. No assistance for that maintenance is offered from the local planning department and so we as residents should be allowed to make our own decisions.</p>	<p>In order to preserve the character and appearance of the Conservation Area, original features such as windows (that in this case are over 100 years old) should be retained where possible. If their repair or replacement is required, this should be carried out on a like-for-like basis to retain the historic appearance. Therefore, the council does not object to the replacement of the existing windows in timber in principle, as this is an appropriate traditional material. Approval for double glazing would be made on a case by case basis, taking into account the survival of historic glass, the current condition of the original sashes, and whether the new glazing would be a slimline unit. Normal double glazing is often inappropriate due to the use of modern glass and the high reflective surface it creates.</p>
09-Aug-15	Local Resident	1355	CAA Sandiway Draft-2015	<p>The. It is considered not to be necessary to extend the Conservation Area into Oldfield Road as residents look after their properties and it is considered that although the local planning department has failed to protect this area with the development around the Wheatsheaf and the George and Dragon this is not a reason to extend the Conservation Area. Also we agree open space should be protected but this could be done by other means than a Conservation Area</p>	<p>Disagree. The proposed extension is considered necessary to protect the historic importance of the properties proposed for inclusion in line with Historic England Guidance. Further guidance to inform any future changes to the pubs is provided in the Management Plans to ensure any future development respects the character of the area.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
23-Dec-15	Local Resident	1419	CAMP Sandiway - Jan 2016	The Plan looks very good and it is hoped it will be fully implemented.	Support welcomed
15-Jan-16	Health & Safety Executive	1250	CAMP Sandiway - Jan 2016	Has no comment to make	Noted
10-Feb-16	Natural England	1037	CAMP Sandiway - Jan 2016	Natural England does not consider that the 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-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	I am writing to oppose the recommendation to extend the Sandiway Conservation area to include Oldfield Rd and Church Street because national Government are currently working to reduce the need for planning permission being sought. Increasing the sizes of conservation areas would work in defiance of that intention and possibly put the council at odds with the national trend and political wishes. There is also a perception amongst some of my neighbours that this proposal is nothing more than a way for Trafford MBC to generate income and possibly reduce house prices due to the constraints placed on home owners by the need to get permission for relatively minor alterations to their properties	<p>The proposed extension is compliant with National Policy to protect historic environments. The assessment of Oldfield Road was made against Historic England guidance and deemed to be of historic interest.</p> <p>At present there is no additional charge for planning decisions that are covered under Conservation Area consent. It is a common view among many residents that being in a Conservation Area raises house prices.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	There are 2 green areas bordering the A56 - 1 beside the Wheatsheaf public house and the other on the corner with Oldfield Rd. These green areas are actually brownfield sites and I understand that as such, they should be recorded on a register of such sites with a view to building on them. Hopefully, any buildings would be in a sympathetic fashion to complement the existing area but it means that they cannot be retained as pleasant green oasis.	Although these sites may have been previously developed they are now considered as greenfield as they are maintained for this purpose. Although not protected open space they have an open space use as public amenity spaces and as such they should be protected in order to retain the green character of residential areas.
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	The A56 is described in your Consultation Draft Report as intrusive. It may well be but it is there and isn't going away. It is one of the main arterial routes into/from Manchester and the level of traffic it carries indicates that it needs widening.	Noted. The CAMP is acknowledging its intrusion, not that anything should be changed on the Road.
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	The stretch of Oldfield Road you wish to designate has 6 different house styles and ages. The variety of house types leaves me unsure what style it is that is being conserved. The draft report advises that the rear of these houses will also be covered by the Conservation area but there is nothing in that report to show that anyone has looked at the current conditions. This would have been relatively easy to do from a walk in John Leigh Park or from the road running parallel to Oldfield i.e. Rutland Rd. This would show that the rear of many houses have been altered with outbuildings being removed or altered, extensions and conservatories built, rooflines being drastically changed with loft conversions and dormer windows, and basement conversion entrances being added.	It is considered that although the Road is not unique within Altrincham, its significance lies in its reflection of the Conservation Area in terms of age, style, materials and form, and the traditional functional character and former uses in the area. The recognisable mix of Arts & Crafts, vernacular and Victorian Revival styles utilised by speculative property developers within Altrincham in the late 19th century is part of what makes the area special, typified by the eclectic mix of housing found along Oldfield Road

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	It appears analogous that at a time where we are being asked to be more digital and energy saving, that the council are expecting the populace not to have features that reduce costs and help the environment.	Features that improve energy efficiency are available that are appropriate within Conservation Areas.
15-Feb-16	Local Resident	1366	CAMP Sandiway - Jan 2016	It may well be that because of the extra costs and bureaucracy involved that homeowners do not carry out improvements to the detriment of the house.	Homeowners have a responsibility to maintain their homes and the proposals in the Management Plan are not considered to be onerous or high cost but should ensure the historic interest of the area is maintained and that the area remains a desirable place to live.
10-Feb-16	Environment Agency	1096	CAMP Sandiway - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	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 Sandiway 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;
- Sandiway Conservation Group;
- British Chemical Distributors and Traders Association;
- British Energy Association
- British Gas
- British Geological Survey;
- British Telecommunications PLC
- British Waterways
- Campaign for Better Transport;
- Campaign for Real Ale;
- Centre for Ecology and Hydrology;
- Cheshire Wildlife Trust;
- Church Commissioners;
- Citizens Advice Bureau
- Civic Trust;

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

Trafford Council

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

Appendix 2 – Local Advertisement – Conservation Management Plan

TRAFFORD BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004

Localism Act 2011

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

Supplementary Planning Document – Regulation 12 Public Participation

Proposed titles of the Documents

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

Proposed subject matter of the Documents

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

Notification of Adoption of the Documents

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

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

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

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

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

Stephen James

Head of Strategic Growth

TRAFFORD BOROUGH COUNCIL

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

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

Supplementary Planning Document – Regulation 12 Public Participation

Proposed titles of the Documents

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

Proposed subject matter of the Documents

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

Notification of Adoption of the Documents

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

Availability of documents: All the Draft Documents are available for public inspection at all public libraries/Access Trafford offices in Trafford, during normal opening hours. For

Trafford Council

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