

TRAFFORD COUNCIL

**SPD5.9: Bowdon Conservation Area
Appraisal**

**SPD5.9a: Bowdon 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	18
Appendix 2 – Local Advertisement – Conservation Management Plan	22
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 Bowdon Rooms, The Firs, Bowdon, WA14 2TQ between 5pm and 6.30pm.
- Tuesday 12th January 2016 at St Georges Parish Hall, Church Street, Altrincham WA14 4DB between 5 and 6pm.
- Monday 1st February 2016 at Altrincham Town Hall between 12 noon and 2 pm.

3.10. A public notice was displayed in the 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 18 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:-

- The Bowdon Conservation Group (BCG) welcomes the CAA and proposed extensions but suggests more emphasis is needed on the importance of trees, issues of parking, loss of boundary treatments and some more specific recommendations for the Management Plan with a specific policy for adverts.
- Support for the inclusion of The Vale and Apsley Grove
- Objections from local residents to the inclusion of the McCarthy and Stone 1994 building Springbank, Winton Road, The Lawns and Belgrave Road in the proposed extensions to the CA.
- The Bowdon Residents Group proposes a further extension to include Vicarage Lane, York Road, Primrose Cottage and Brick Kiln Row

- General support for the policies with some minor amendments suggested to policies covering banners, rain water goods, materials and scale and massing.
- Objection to the Mercure hotel being a positive contributor and the area round the hotel being considered as open space.

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 to the proposed boundary extensions in relation to Winton Road, The Lawns and Belgrade Road are not considered to be appropriate and therefore no changes have been made in relation to these matters. The main changes are listed below:-

- Change to the draft proposed boundary to Bowdon to now not include Spring Bank.
- 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
01-Sep-15	Local Resident	1374	CAA Bowdon Draft-2015	Objection to dwelling of 9 The Lawns being included in Conservation Area as the Council already has many restrictions and safeguards in place to tackle any issues that may arise or contravene the beauty of this area.	It is not the intention of the Conservation Area designation to prevent development; rather it is a means of managing the process of change so that it does not have a negative effect on the recognised character of the Conservation Area.
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	<p>The draft conservation area appraisal is both wholly insufficient and inadequate with regards to its assessment of positive features and does not adhere to Historic England guidance. As a result, the proposals to extend the conservation area boundaries are fundamentally flawed. The vague description in Appendix 1 does not form a sound basis for making an informed assessment of whether a particular feature is of 'special interest' for the purposes of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In fact, it is precisely the same wording as that used for most of the other 140 or so assessments of 'positive contributors' made at Appendix 1.</p> <p>In the absence of any site-specific assessments to support Map 13 of the draft conservation appraisal document, an assessment with regard to nos. 1, 2, 4 and 6 Winton Road (the group identified at Appendix 1 of the draft appraisal document) against the Historic England checklist questions is provided.</p> <p>With regard to age, historic maps show that nos. 1, 2, 4 and 6 Winton Road post-date the existing housing within the Bowdon Conservation Area and the housing further along Winton Road to the east (beyond the Enville Road junction). However, the draft appraisal document inaccurately states that Winton Road was developed between 1870s and 1910 (paragraphs 4.3.108 to 4.3.109).</p> <p>There is a clear distinction between the older housing to east of Enville Road, indicative of late Victorian and Edwardian expansion in form and detailing, and the unremarkable</p>	<p>It is not the intention of the Conservation Area designation to prevent development, rather it is a means of managing the process of change so that it does not have a negative effect on the recognised character of the Conservation Area.</p> <p>Winton Road exhibits a number of features which are identified as characteristic in the CA. These include:_ The low level front boundary wall comprising distinctly shaped roughly hewn blocks of masonry. The presence of Art and Crafts inspired architectural features including scalloped roof tiles, decorative roof tiles, gable and bay windows and reference to the Cheshire or Tudor Revival Style.</p> <p>Collectively and individually these buildings on Winton Road continue the character of the area and it is considered this is a sound reason for their inclusion.</p> <p>The specific important details of the properties on Winton Road are included in the text commentary of the appraisal rather</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				<p>subsequent expansion along Winton Road to the west of Enville Road and north of St Marys Road.</p> <p>Paragraph 4.36 of the draft appraisal document provides a rather vague description of the style and form within 'Zone E' (includes Winton Road) of the conservation area, which itself indicates that there is no predominant characteristic within Zone E:</p> <p>However, paragraph 4.3.106 of the draft appraisal document then states that the dominant architectural style is of three-storey semi-detached housing and this is reflective along Winton Road. This is clearly not the case of the section of Winton Road to the west of Enville Road, which post-dates the earlier housing.</p> <p>The architectural styles for the houses numbered 2, 4 and 6 along Winton Road do not reflect the characteristics above:</p> <p>The draft appraisal document does not take the recent property alterations into account, and it is unclear whether the authors are aware of the planning history</p>	<p>than in the Appendix under the headings of "architectural style" etc.</p> <p>Text will be added to the appraisal as further justification.</p> <p>Much of Winton Road was developed in the 1970s period. However the part to the West of Enville Road was 1908 to 1936 so text has been amended to say 1898-1936. The date mapping shows there are many other houses of this age proposed to go into the Conservation Area.</p> <p>Many changes are still permitted to properties within a Conservation Area to the rear of the property or through permitted development see link :- http://www.legislation.gov.uk/uksi/2015/596/contents/made</p> <p>4.3.110 acknowledges the rear extension to 6 Winton Road</p>
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	The council's 'blanket' approach to extending the conservation area boundary without sufficient justification calls into question the legitimacy of and undermines public confidence in the conservation area process	The Council's heritage consultants carried out a full appraisal using Historic England methodology to assess areas suitable for inclusion in the Conservation. Justification of the historic interest of these area within proposed extension is included in the draft CAA

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jul-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>Errors to be corrected:</p> <p>p.60 Photograph 91 should read Stamford Road (not Stamford Park Road). The photograph was taken when the boarding was in place around Altrincham preparatory School. I have enclosed another photograph to replace that one which shows the fine wall bounding Bell Field Stamford Road.</p> <p>p.71 Photograph 124 The Spindles is in St. Mary's Road (not Winton Road).</p> <p>p.58 Photograph 86 should read Bell Field Stamford Road. Bell Field is bounded by Stamford Road on the north side, South Road on the west side and West Road on the south side and east side.</p> <p>p.70 Photograph 119 should read grass verges and new trees in Winton Road</p> <p>p.70 Photograph 121 Setts and yellow lines on Enville Road</p>	Text changed on photograph 91 and text changes as proposed on photograph 124
30-Sep-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>Photographs included:</p> <p>p.60 new photograph to replace photograph 91 which shows the walls without boarding</p> <p>p.73 new photograph to show the trees in leaf in Enville Road instead of photograph 127</p> <p>Photograph included of brickwork at the rear of Rosehill, South Road.</p> <p>Photographs of 43 Stamford Road included.</p>	Photographs 91 and 127 replaced with photographs provided

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
30-Jul-15	Local Resident	1370	CAA Bowdon Draft-2015	<p>There should be information on the management in the Conservation Areas of:</p> <ul style="list-style-type: none"> Street lighting Trees Boundary treatments Advertisements Noise pollution Light pollution Odour pollution Properties which become empty and begin to become derelict Traffic management Road maintenance 	Partially agree. More information is proposed to be provided in the Management Plan on Street lighting, trees, boundary treatments, adverts and empty properties. The other items listed are beyond the scope of the CAMP.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Bowdon Conservation Group welcomes the publication and form of the Conservation Area Appraisal for the Bowdon Conservation Area. In general this is a detailed and fair assessment of the area we live in, enjoy and whose attractive features we seek to protect.	Support Welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Bowdon Conservation Group strongly welcomes the extensions proposed to the conservation area. The large plot sizes and low density of the proposed Character Zone E are an important characteristic and we would welcome this low density being specifically included in the summary of features of special interest in the conservation area in Section 3.1 of the CAA and the descriptions of the relevant character zones.	Support Welcomed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Greater emphasis on the value as a vital local amenity that off street parking has would be welcome. The importance of off street parking to the conservation area greatly diminishes any development potential, and that the statements in 4.3.29 if anything overstate the development potential in this part of the village.	Agree. Text added to 4.3.29 to acknowledge the importance of car parking

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	<p>The CAA does not include significant detail on the issue of street lighting, although this is a significant contributor to the character of a Conservation Area.</p> <p>Wherever possible a column height of 5m should be adopted - and where Trafford have, in the past, fitted 'odd' 6m columns in a stretch of road where the norm is 5m, those 'odd' columns should be shortened. In respect to 'standard' lanterns it is crucial that they are not of a design which appears 'incongruous'. Bowdon Conservation Group proposes a maximum CCT of 2700K for LED lighting in Conservation Areas. The refurbishment of all existing heritage columns, or their replacement with replicas which meet current regulations - or a hybrid of both options is supported.</p>	Partially agree. Guidance on street lighting is provided within the CAMP but the level of detail suggested is not considered appropriate.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	<p>Issues which need to be addressed in greater detail include: changes to boundary treatments, increases in density and pressure on trees and landscaping.</p> <p>Trafford should enforce strictly a presumption against the subdivision of existing plots and to further restrict the extent of 'permitted development', using an Article 4 Direction. Make full use of its existing powers to protect the trees and landscaping.</p>	Article 4 has not been proposed for the area. However the Management Plan contains policies that cover spaciousness of plots.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 27: The colour key on this map is wrong and does not correspond to the Proposed Character Zones. The key should be amended.	Agree. The key has been redrawn.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 58: Photograph 86 should be titled Bell Field, Stamford Road. Bell Field is bounded by Stamford Road, South Road and two parts of West Road.	Text changed as proposed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Number 1 South Road is Laurel Bank and Altrincham Prep School and Number 50 Stamford Road is Bank Place, however these names are no longer in use.	No change necessary as names are not used
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 60: Photograph 91 should be titled View along Stamford Road, not Stamford Park Road.	Noted, change has been made

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Page 71: Photograph 124 The Spindles is in St. Mary's Road (not Winton Road).	Text changed as proposed
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Advertisements: We would welcome specific mention of detrimental advertisements as an intrusion and negative factor detracting from the characteristics of the conservation area. While, happily, there are not a large number of such advertisements in the area, there have been problems in the past with unsuitable, intrusive signs on some particular sites. The conservation area management plan should incorporate appropriate restrictions on the categories of advertisements allowed.	Noted. The Management Plan covers this issue in more detail.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Blue plaques: We would welcome special mention of the blue plaques in the area as they contribute to the history of the area. Street sign: The Victorian oval street sign on Stamford Road opposite the entrance to Heald Road deserves photographic inclusion. 43 Stamford Road: The windows on the east side deserve photographic inclusion.	Noted. Text has been included in 4.3.42 to mention these.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Rosehill, West Road: The mosaic work around the windows at the rear of Rosehill, which can be seen from South Road, deserves photographic inclusion.	Noted.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	Changes to the chapter on Plans for Further Action are suggested, with new sections of text.	Some changes made to the text where appropriate. However some issues are too detailed for CAA and instead are covered in the Management Plan.
11-Aug-15	Bowdon Conservation Group	1070	CAA Bowdon Draft-2015	The lack of a 'detailed' description of the landscape function that the trees provide and the issues that affect these functions results in lack of clarity in the conclusions set out in Section 8 'A Plan for Further action'. It shows a lack of understanding the life expectancy of trees in specific localities but also of the timescales needed for such landscape to develop and maintained. A more technical landscape appraisal should have been undertaken similar to that taken on the built form. Section 8 fails to detail the tree elements that make up the key landscape tree cover of the	Disagree. It is considered text as suggested is not appropriate for the appraisal. No change proposed However further actions concerning trees are provided in the Management Plans.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				character areas. An evidence base should be built up both for directing the location and form of new plantings but also the protection of those key trees within the landscape.	
13-Jul-15	Local Resident	1338	CAA Bowdon Draft-2015	We welcome the proposal to include our property in the expanded Bowdon Conservation Area. The draft Conservation Area Appraisal is very thorough and systematic.	Support welcomed
03-Sep-15	Bowdon Downs Residents Association	1159	CAA Bowdon Draft-2015	The house on the front cover is not at all typical of Bowdon. I therefore attach two alternatives.	Agree. This has been changed
12-Jan-16	Local Resident	1406	CAA Bowdon Draft-2015	The document indicates that timber windows should only be replaced with timber, not uPVC, for example. Surely if the style and size of the window is maintained compared with the original, it makes sense to allow householders to enjoy the benefits of uPVC in terms of low maintenance, draught reduction and double glazing (which helps keep down energy consumption)?	Timber is preferable as it respects the original character. However the policy says "should" not "must" so any individual planning application on an extension etc. would be considered on its own merits.
15-Feb-16	Local Residents	1416	CAA Bowdon Draft-2015	As residents of Enville Road, we support the extension of the conservation area to include Enville Road, Winton Road and St Mary's Road	Support Welcomed
10-Aug-15	Emery	1368	CAA Bowdon Draft-2015	The proposals to extend the conservation area boundary, and identify our client's property as a 'positive contributor', fails to satisfy the statutory tests with regard 'special interest' and national planning policy guidance.	Disagree. No. 6 Winton Road exhibits a number of features which are identified as characteristic in the CA. These include: The low level front boundary wall comprising distinctly shaped roughly hewn blocks of masonry. The presence of Art and Crafts inspired architectural features including scalloped roof tiles, decorative roof tiles, gable and bay windows and reference to the Cheshire or Tudor Revival Style.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	On behalf of the residents at Springbank I would like to object to the inclusion of our properties in the conservation area. The building is of no historical or architectural significance being built in 1994. The houses to the left, next to us, are older and have been missed off the conservation area. On the map, the red inclusion line has been routed round our building but we are at a loss to know why.	Agree. Springbank Park constitutes the grounds of the now lost Springbank house. The current Springbank building is a modern construct which does not warrant inclusion within the boundary of the Bowdon CAA on the basis it has "no special architectural interest". The boundary will be amended to exclude this property.
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	Our property is leasehold and therefore already adheres to strict guidelines. The development is purpose built by McCarthy & Stone and therefore will not be adding any extensions.	Agree. Springbank Park constitutes the grounds of the now lost Springbank house. The current Springbank building is a modern construct which does not warrant inclusion within the boundary of the Bowdon CAA on the basis it has " no special architectural interest". The boundary will be amended to exclude this property.
05-Aug-15	Local Resident	1349	CAA Bowdon Draft-2015	Trees were already given TPO's at time of planning so we cannot see what possible reason there is for us to be included in the conservation area.	Noted
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	With regard to the extension of existing buildings, it is unclear as to how developers should interpret such a policy and for what purpose this policy would serve for the wider objectives for managing change within conservation areas.	Agree. Policy 42 has been amended to encourage extensions to be of high quality and in keeping with the character of the Conservation Area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	Seriously concerned that a number of the draft policies require significant re-drafting or deletion with due regard for the provisions of the NPPF and the need for a positive approach to managing appropriate and desirable change within the Bowdon Conservation Area.	Noted. Some policies have been redrafted to be more positive

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The Council should undertake a thorough reassessment of the Draft Appraisal. The identification of the Bowdon Mercure Hotel complex of buildings as a 'Positive Contributor' with the grounds comprising 'Open Space' should be deleted.	Agree. Wording has been added to recognise that the building has inappropriate additions and the reference to open space deleted. However it is still considered to be a positive contributor.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	<p>There is no justification within the Draft Management Plan or the Draft Appraisal for the Townscape Analysis to identify the grounds of the hotel as being 'Open Space'. The grounds of the hotel comprise hardstanding car park. There is no soft landscaping with very few boundary trees. There is no access to the public.</p> <p>The grounds of the building are not characteristic of the 'green, semi-rural feel' of the area (Character Zone C) noted at paragraph 4.3.81 of the Draft Appraisal. There is no justification for identifying the grounds as 'Open Space'; indeed it is inappropriate and misleading to do so.</p>	Agreed. The Townscape Analysis map has been amended to take off the open space annotation.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The identification of the site as a 'Positive Contributor' fails to meet the test set out within this guidance document at the footnote of page 14.	Disagree. It is considered the hotel meets the criteria as a positive contributor despite its alteration.
27-Jan-16	Local Resident	1423	CAMP Bowdon - Jan 2016	Support for the proposals	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The Draft Appraisal underlying the Draft Management Plan is fundamentally flawed in its assessment of the key characteristics of the conservation area, and the Bowdon Mercure Hotel site in particular. The document falls well short of what is required to justify the Townscape Analysis Map and list of 'Positive Contributors'.	Disagree. The draft appraisal has been carried to Historic England guidance and it is considered the Bowdon Hotel is representative of the characteristic architectural Bowdon Villa style in the area. A large part of the hotel is an historic building dating from 1871. Its former use as the Bowdon Hydropathic Establishment is representative of the historic development in the area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	The wording of Policy 42 provides a basis for perpetuating poor, low-quality development within the conservation area. It will clearly not be appropriate for extensions to all buildings to 'echo' the existing. Secondly, it is a very well-established practice to design extensions to historic buildings such that the addition represents a contemporary departure from the historic form of the existing (see for example the 'Building in Context: New Development in Historic Areas' document by Historic England and CABE).	Partially agree. Policy 42 has been amended to encourage extensions to be of high quality and in keeping with the character of the Conservation Area.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	A number of the forty-seven draft policies within the Draft Management Plan are vague and difficult to understand within the context of development management and for the purposes of assessing planning applications. Furthermore, a number of the draft policies, and those within Section 3.8 in particular (Demolition, Extensions and New Development), are wholly incompatible with the National Planning Policy Framework (NPPF).	Partially agree. Policy 42 has been amended

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	<p>Loss, substantial harm or less than substantial harm to a heritage asset may be considered acceptable in certain instances such as where public benefits outweigh the harm (see paragraphs 133 and 134). This is consistent with a positive strategy for the historic environment that facilitates appropriate and desirable change over time.</p> <p>Policies 44 and 45 of the Draft Management Plan state that there will be no instances where demolition, partial demolition or substantial alteration to a 'Positive Contributor' will be considered acceptable. It is worth noting that a 'Positive Contributor' relates to a building or ground of buildings that are not of such heritage interest that they warrant formal designation. This approach fundamentally conflicts with the provisions of the NPPF.</p> <p>Furthermore, there is no recognition whatsoever of the instances where harm, even the loss of or substantial harm of a heritage asset, may be desirable for the local planning authority and the wider community e.g. desirability of putting heritage assets to viable uses or 'enabling development' (see for example paragraphs 133 and 140 of the NPPF).</p>	Noted. Policy 45 has been amended to include reference to public benefits outweighing harm.
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	<p>The provisions of Policies 44 and 45 are of even more acute concern given the fundamentally flawed nature of the Townscape Analysis at Map 3 of the Draft Management Plan. For instance, there would be no mechanism for the demolition, partial demolition or substantial alteration of any of the existing Bowdon Mercure buildings, which mostly comprise inappropriate and poorly designed 1970/80s additions that contribute negatively to the character of the conservation area.</p>	Partially agree. Map 3 has been amended and Policies 44 and 45 have been amended to encourage the alteration of inappropriate features.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
15-Feb-16	Patrick Properties Altrincham Holdings Ltd	1424	CAMP Bowdon - Jan 2016	There is no mechanism within the Draft Management Plan for securing modern, distinctive design that sits well within the historic environment. Rather than providing for a positive and proactive starting point, the Draft Management Plan takes a negative approach to contemporary development with Policy 41 stating that "Modern design is not prohibited within the Conservation Area but ..." There is no acknowledgement of the benefits associated with securing new development of a high quality and contemporary idiom.	Partially agree. Policy 41 has been amended to delete the negative wording
27-Jan-16	Local Resident	1423	CAMP Bowdon - Jan 2016	Boundaries of existing CA's should be kept under review	Agree. The CAMP makes reference to being reviewed on a regular basis.
27-Jan-16	Local Resident	1423	CAMP Bowdon - Jan 2016	We support the proposed Boundary 'Extension A' area.	Support Welcomed
13-Feb-16	Local Resident	1421	CAMP Bowdon - Jan 2016	Write to enquire as to the methodology used in choosing buildings of 'positive interest'. Any building of some age seems to have been included without having regard to its merit or usefulness. The sheds adjoining the Stamford pub are one example: Yes, the sheds lining the Firs are attractive examples of brickwork, but the sheds behind are an eyesore. Yet they are all listed.	A single building, group or landmark can be classed as a positive contributor. Identification within the appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. The methodology is written by Historic England. The sheds are former stables that are positive contributors for their place in the character of the area. They are not listed buildings.
18-Dec-15	Environment Agency	1096	CAMP Bowdon - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1406	CAMP Bowdon - Jan 2016	In the draft map that divides the conservation area into various character zones. The houses in Birchdale (there are 5 in total, built in late 1970s) are allocated to a zone called 'Ch/?? (cannot read the plan as it is fuzzy) and Commercial Area'. The houses in Birchdale are all residential so I do not understand this categorisation	The Zone is "A2 and called "The Civic and commercial" zone. The Appraisal which supports the Management Plan has more detail on the area and states that "The area is characterised by larger buildings, most of which are not residential in use, and large areas of open space." Hence its name
15-Jan-16	Health & Safety Executive	1250	CAMP Bowdon - Jan 2016	Has no comment to make	Noted
10-Feb-16	Local Resident	1420	CAMP Bowdon - Jan 2016	As residents of Vale Road in Bowdon we whole heartedly support these proposals.	Support welcomed
10-Feb-16	Natural England	1037	CAMP Bowdon - Jan 2016	Natural England does not consider that these Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted

Appendix 1 – List of Consultees

Duty to Cooperate Bodies:

- Association of Greater Manchester Authorities;
- Cheshire East Council;
- Civil Aviation Authority;
- Environment Agency;
- Greater Manchester Combined Authority;
- Greater Manchester Local Enterprise Partnership;
- Greater Manchester Local Nature Partnership;
- Historic England;
- Homes and Communities Agency;
- Manchester City Council;
- Natural England;
- NHS England;
- Office of Rail Regulation;
- Salford City Council;
- Trafford Clinical Commissioning Group;
- Trafford Local Highways Authority;
- Transport for Greater Manchester;
- Warrington Council;

Specific Consultation Bodies:

The following Specific Consultation Bodies will be consulted as a matter of course on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

Please note: This list also relates to successor bodies where re-organisations occur.

- Agden Parish Council
- Ashley Parish Council
- Carrington Parish Council
- Cheshire East Council;
- Dunham Massey Parish Council
- Environment Agency
- Greater Manchester Combined Authority;
- GM Local Enterprise Partnership
- Highways England;
- Historic England;
- Homes and Communities Agency (HCA)
- Little Bollington Parish Meeting
- Lymm Parish Council
- Manchester City Council;
- Natural England
- Network Rail Infrastructure Limited
- NHS England
- Partington Town Council
- Rixton with Glazebrook Parish Council
- Rostherne Parish Council
- Salford City Council
- The Coal Authority
- The Marine Management Organisation

- Warburton Parish Council
- Warrington Council;
- Any person to whom the electronic communications code applies and who owns or controls electronic communications apparatus within the Borough e.g. Mobile Operators Association, Hutchinson 3G, etc.
- A person to whom a licence has been granted under the Electricity Act 1989 e.g. Electricity NW Ltd;
- A person to whom a licence has been granted under the Gas Act 1986 e.g. National Grid
- A sewerage undertaker e.g. United Utilities
- A water undertaker e.g. United Utilities

General Consultation Bodies

The following General Consultation Bodies will be consulted as appropriate on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

- Voluntary bodies, some or all of whose activities benefit the Borough
- Bodies representing the interests of different racial, ethnic or national groups within the Borough
- Bodies representing the interests of different religious groups in the Borough
- Bodies representing the interests of disabled persons in the Borough
- Bodies representing the interests of persons carrying on business in the Borough

Other Consultation Bodies

The following groups/ organisations will be consulted on GMSF, Local Plan, Neighbourhood, Supplementary and Other Planning Documents and Planning Applications as and when this is deemed to be appropriate by the Council in relation to the subject matter and their area of interest.
Please note: This list is not exhaustive and will be amended as and when it is necessary to do so.

- Adactus Housing Group;
- Altrincham and Bowdon Civic Society;
- Altrincham and Sale Chamber of Commerce;
- Altrincham Forward;
- Altrincham Town Centre Business Neighbourhood Forum;
- Ancient Monuments Society;
- Arawak Walton Housing Association;
- Arriva Bus;
- Arriva Trains Wales;
- Association of Greater Manchester Authorities (AGMA) Joint Units;
- Bowdon Conservation Group;
- British Chemical Distributors and Traders Association;
- British Energy Association
- British Gas
- British Geological Survey;
- British Telecommunications PLC
- British Waterways
- Campaign for Better Transport;
- Campaign for Real Ale;
- Centre for Ecology and Hydrology;
- Cheshire Wildlife Trust;
- Church Commissioners;
- Citizens Advice Bureau
- Civic Trust;

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

Trafford Council

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

Appendix 2 – Local Advertisement – Conservation Management Plan

TRAFFORD BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004

Localism Act 2011

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

Supplementary Planning Document – Regulation 12 Public Participation

Proposed titles of the Documents

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

Proposed subject matter of the Documents

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

Notification of Adoption of the Documents

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

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

The documents, including the comments form, can also be found on the Council's website: www.trafford.gov.uk. 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