



TRAFFORD COUNCIL

Altrincham Town Centre Neighbourhood Business Plan Decision Statement

Summary

Following an independent examination, Trafford Council now confirms that the Altrincham Town Centre Neighbourhood Business Plan will proceed to Neighbourhood Planning Referendum. As this is a Business Neighbourhood Plan, there will be two referendums – one for residents and one for businesses.

Background

On 28th July 2014 Trafford Council formally designated the Altrincham Town Centre Neighbourhood Business Plan Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Altrincham Town Centre Neighbourhood Business Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 11th October 2016.

Trafford Council appointed an independent examiner, Jill Kingaby BSc (Econ) MRTPI, to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

The examiner's report concludes that subject to making the modifications recommended by the examiner the Plan meets the basic conditions set out in the legislation and should proceed to referendum.

Decision and Reasons

Trafford Councils Executive agreed on 26th June 2017¹ that the Altrincham Town Centre Neighbourhood Business Plan should proceed to referendum.

Having considered each of the recommendations made by the examiner's report, and the reasons for them, Trafford Council has decided to make the modifications to the draft plan shown in Appendix 1 below, including the examiner's proposed amendment to the plan area as shown in Appendix 2.

The Council will make the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions set out in legislation. A table of these modifications is set out below at Appendix 1.

¹ The Executive Report can be viewed at:
<https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=630>

The Council has considered whether to extend the area in which the referendum is to take place and agrees with the examiner that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendums.

The examiner has concluded that with the proposed modifications made the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question: ***'Do you want Trafford Council to use the Neighbourhood Plan for Altrincham to help it decide planning applications in the neighbourhood area?'*** will be held in Altrincham with the count also taking place in Altrincham.

A copy of the Decision Statement will be made available as follows:

- Trafford Councils Website at: <http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/altrincham-neighbourhood-business-plan.aspx>
- Altrincham Library, Stamford New Road, Altrincham
- In hard copy, on request at Trafford Town Hall, Talbot Road, Stretford, M32 0TH.

The date on which the referendum will take place is agreed as 19th October 2017.

Appendix 1 – Modifications to be made to the Altrincham Town Centre Neighbourhood Business Plan in line with the Examiner’s recommendations

Proposed modification number (PM)	Page no./ other reference	Proposed Modification	Council Recommendation
PM1	Page 3, paragraph 1.4.4	Last sentence: An adopted Neighbourhood Plan has statutory status which gives it more weight than <u>some</u> other local planning documents such as Supplementary Planning Guidance Documents or Area Action Plans .	Agree with proposed modification – Make change to the plan
PM2	Page 13, paragraph 4.1.5 Page 14, Policy ‘A’ Site F, last bullet point	Given the complexity of the site, an overall ‘master plan, <u>or development framework</u> should be prepared, led by the Council, to provide an integrated context <ul style="list-style-type: none"> Secure the development of an overall master plan <u>or development framework</u>, led by the Council, to ensure effective ... 	Agree with proposed modification – Make change to the plan
PM3	Page 15, paragraph 4.2.7	The Plan also recognises the importance of the town centre attracting one or more <u>small or medium-sized</u> convenience stores in response to the increasing development and importance of the ‘convenience culture’ which is rooted in the growing desire to shift from the one-stop out-of-centre facilities to convenience at the local level, with positive effects Convenience retailing <u>at a more local level</u> has grown steadily ... A <u>small or medium-sized convenience store</u> is defined as being no more	Agree with proposed modification – Make change to the plan
PM4	Page 24, Policy G1	G1 – Proposals for public realm shouldincluding green	Agree with proposed modification – Make

		pedestrian and cycling routes; <u>and improvement to or provision of new public open space. New development or redevelopment should contribute to enhancement of the public realm wherever possible having regard for viability and costs.</u>	change to the plan
PM5	Page 38, paragraph 3.5	There are also a number of green walking routes which lead into the primary town centre (see Plan C: Movement <u>in the Non-Statutory Annex</u>).	Agree with proposed modification – Make change to the plan
PM6	Page 49, Appendix 4	References to national guidance on heritage assets, and to Conservation Area Appraisals and Management Plans should be added as follows: https://www.historicengland.org.uk/advice/planning/conservation-areas/ https://historicengland.org.uk/images-books/publications/changing-face-high-street-decline-revival/ Trafford Council Conservation Area Appraisals and Management Plans http://trafford.gov.uk/planning/strategic-planning/local-development-framework/supplementary-planning-documents.aspx	Agree with proposed modification – Make change to the plan
PM7	Plans 2-6 inclusive on pages 6,36,37,40,28	Amend the boundary so that the rear gardens of the houses along New Street and 4 additional properties are included within the town centre boundary (as per Reg 16 consultation response from Bowdon Downs Residents' Association)	Agree with proposed modification – Make change to the plan boundary

Appendix 2 – The Business Neighbourhood Plan Area incorporating the Examiner’s proposed modification PM7

