

TRAFFORD COUNCIL

SPD5.5a: The Downs Conservation Area Management Plan

Consultation Statement

March 2016

Contents

1. Introduction	1
2. Statement of Community Involvement Review	1
3. Public Consultation.....	1
4. Consultation Responses and Main Issues	2
5. Main Changes to the SPD	Error! Bookmark not defined.
Appendix 1 – List of Consultees	9
Appendix 2 – Local Advertisement	13

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 (SCI).
- 1.2. There are a total of 21 Conservation Areas in Trafford. The Downs is one of the first to undergo reappraisal as required by national guidance. 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. This Conservation Area Management Plan was carried out by consultants during 2015.
- 1.6. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.
- 1.7. This will replace any guidance relevant to The Downs in the existing guidance PG7 The Downs, The Devisdale, Bowdon, Ashley Heath (1992).

2. Statement of Community Involvement Review

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

3. Public Consultation

- 3.1. A copy of the draft Management Plan was made available for a statutory 6-week public consultation from 4th January to 15th February 2016. 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.

In addition three drop-in sessions were arranged during the consultation period for people to come and discuss the appraisals with officers from the Council. Firstly on the 11th January 2016 at The Jubilee Centre, The Firs, Bowdon, WA14 2TQ, between 5pm and 6.30pm, Secondly on the 12th January 2016 at St George's Parish Hall, Church Street, Altrincham, WA14 4DB, between 5pm and 6pm, and finally the 1st February 2016 at Altrincham Town Hall between 12 noon and 2pm.

3.2. A public notice was displayed in the 4th January 2016 issue of the Manchester Evening News and is available in Appendix 2.

3.3. The SPD and associated documentation were made available for inspection at the following locations:

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

Individual copies of the documents were also made available on request.

3.4. Comments were invited in writing, no later than 15th February 2016, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: strategic.planning@trafford.gov.uk.

3.5. 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 20 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.

- General support for the policies with some minor amendments suggested to policies covering parking and access, open spaces, windows and street lighting. Support for the proposed extension to the Article 4 area but that the Article 4 area should be further extended to include Higher Downs
- Several comments were concerned about the traffic and parking issues in the area particularly on New Street
- Concern for state and maintenance of some of the buildings and public realm
- Objection from half the residents on Lyme Grove to the proposal of an Article 4 direction covering their properties
- Corrections needed to the character map and text to match adopted appraisal

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. Changes to the SPD have been made in response to the representations received:-

- Addition of townscape analysis maps
- Addition of Higher Downs to the proposed Article 4
- 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

14 Jan 2016	Local Resident	1403	CAMP The Downs January 2016	Thought should be given to stopping traffic using the road as a cut through destination. When looking altering the Downs traffic lights, it plan to reduce or eliminate New Street being used as a cut through; reducing danger to pedestrians. Access to New Street should only be for the Regent Road car park and residents. Traffic should be diverted using roads more suitable than New Street (e.g. Groby should take most of the New Street traffic). Where New Street becomes one way, this should be residents only parking. There should be a higher permit fee for the residents. The parking area could then be upgraded to reflect the Lyme Grove street scene with stone sets on the parking side, indicating parking areas.	This is beyond the scope of the CAMP
21 Jan 2016	Local Resident	1409	CAMP The Downs January 2016	Article 4 should avoid random materials, design and paint colours for doors and windows which are out of keeping for the character of the road.	Owners must seek planning permission for Article 4 properties to replace doors or windows so the Council will only give permission for appropriate designs and materials in line with Policy 16. The colour of the door can not be enforced as is permitted without planning permission.
21 Jan 2016	Local Resident	1409	CAMP The Downs January 2016	Article 4 already applies to New Street, and it makes sense to extend this to Lyme Grove	Support welcomed
21 Jan 2016	Local Resident	1409	CAMP The Downs January 2016	To be effective, regulations must be enforced. A house on Lyme Grove was ordered to remove fencing (no permission and appeal was dismissed). This only occurred many years later, and the new wall has inappropriate coping; now looking entirely modern. This	Noted. The council will take enforcement action on unauthorised development.

				is forming a precedent for others taking whatever action they wish.	
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Could Community Charge bills or estate agents advise new owners of their responsibilities?	The CAMP will be circulated to local estate agents.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	When will the LED replacement street lights be done. They need painting as does the Victorian post box	This is outside the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	There is a big problem with traffic in this area. HGVs have caused damage to a landmark tree	Noted. This is beyond the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	No 40 Victoria Terrace, Grad 11, has been empty for quite a while and has fallen into disrepair, how can this be allowed to happen?	This is outside the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	So pleased that New Street Green has been included. Could it be documented that it is known as New Street Green?	Support welcomed. The area of New Street Green is referenced on page 1
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	L'Armour although a landmark building is a blot on the landscape	Noted. However this is beyond the scope of the CAMP
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Osborne (or Osbourne) Place is not as shown in the maps, parallel to The Downs, but is the sett-paved alley at right angles to the road leading to front of the 3-house terrace with no vehicular access. A gravelled area to the side of no 1 doesn't extend beyond its rear yard.	According to Ordnance Survey Mastermap; Osbourne Place is in the right position, but because the text has been enlarged for the CA maps the text covers a greater area than it ordinarily should.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Policy 48 historic pedestrian route along The Narrows should be preserved. Policy 49 maintenance of The Narrows carried out on a regular basis. How will these policies be carried out ?	This is a recommendation .If owned by the Council this will be part of the Councils maintenance contract.
3 Feb 2016	Local Resident	1411	CAMP The Downs January 2016	Policy 2 how will unauthorised developments be reported ?	The Councils enforcement officers can be contacted through the

					main Council contact number
11 Feb 2016	Local Resident	1412	CAMP The Downs January 2016	support the Downs Conservation Area Management Plan as I think it is much needed and would urge you to apply Article 4 to 1-15 Higher Downs. These early Victorian houses illustrate the transition from Georgian to Victorian architecture. The exteriors are relatively untouched but are at risk from overzealous new occupiers.	Support welcomed. Higher Downs has now been proposed for consideration under Article 4
12 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Request that an Article 4 is also applied to 1 - 15 (odd and even) Higher Downs. These 15 houses were all built at the same time on the first four plots of agricultural land sold in 1851 by the 7th Earl of Stamford directly to housing developers. In proportions, detailing and windows, they are of significance as they show the transition from a simple Georgian style to an increasing elaborate Victorian style. Their grouping and selection of terraced, semi-detached and detached houses of varying sizes illustrates the desire of the developers to provide a range of housing for different types of households.	Support welcomed. Higher Downs has now been proposed for consideration under Article 4
16 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Several positive contributors have been missed off the townscape analysis map.	
16 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Wording changes are needed to policies to add detail and clarity	Noted. Amendments made

16 Feb 2016	Bowdon Downs Residents Association	1159	CAMP The Downs January 2016	Request for a more detailed policy to cover street lighting in The Downs and other CAMPs to include the lighting level for warm LED lights, column style, height and repair of existing cast iron columns if possible. Should have this in all the CAMPs	A generic policy will be put in all the CAMPs for LED warm lighting but to specify lighting levels is not appropriate as there maybe changes in technology. Also the style and height of columns must meet safety standards and will vary per street so the policy will specify that where possible lighting should be designed to be appropriate to the character of the Conservation Area.
24 Feb 2016	Altrincham and Bowdon Civic Society	1330	All CAMPs	Request for a more detailed policy to cover street lighting in The Downs and other CAMPs to include the lighting level for warm LED lights, column style, height and repair of existing cast iron columns if possible. Should have this in all the CAMPs	A generic policy will be put in all the CAMPs for LED warm lighting but to specify lighting levels is not appropriate as there maybe changes in technology. Also the style and height of columns must meet safety standards and will vary per street so the policy will specify that where possible lighting should be designed to be appropriate to the character of the Conservation Area.

16 Feb 2016	Local Residents	1413		<p>The following residents of Lyme Grove are opposed to the proposed Article 4 for their properties:- No 1, No 9, No 11, No 13, Hunters Moon, No 4, No 8, No 10, No 12, No 14</p>	<p>The CAMP sets out a comprehensive case for the proposal of Article 4 on Lyme Grove. No justification has been provided for the residents objection. However a further consultation will be held with individual property owners before an Article 4 is imposed</p>
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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
- Royal Society for the Protection of Birds;

Trafford Council

- 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

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