

TRAFFORD COUNCIL

SPD5.13: Ashton upon Mersey Conservation Area Appraisal

SPD5.13a: Ashton upon Mersey Conservation Area Management Plan

Consultation Statement

October 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	3
Appendix 1 – List of Consultees	8
Appendix 2 – Statutory Notice (Regulation 12 Public Participation).....	10

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 and the Conservation Area Management Plan in 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.

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 Conservation Area Appraisal (CAA) and Conservation Management Plan (CAMP) were made available for a statutory 6 week public consultation from 27th June 2016 to 8th August 2016.
- 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 CAA and CAMP with officers from the Council. These were held on:-

- 5th July 2016 at Trafford Town Hall between 5 and 6:30 pm.
- 6th July 2016 at Sale Library between 5 and 6:30 pm
- 12th July 2015 at Axe and Cleaver Public House, School Lane, Altrincham between 5 and 6:30 pm.
- 13th July at the Church Croft, The Parish Church of Saint Michael, Church Road, Flixton between 5 and 6:30 pm

3.4. A public notice was displayed in the 27th June 2016 issue of the Manchester Evening News and is available in Appendix 2.

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 8th August 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.

3.7. 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.

4. Consultation Responses and Main Issues

4.1. A total of 6 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.

4.2. A number of comments were made, with general support for the policies and more specific points:-

- The rural nature of the setting is considered to be overstated. This also includes the significance of certain views, for example open fields and the River Mersey.

- Policy 42 of the CAMP is unnecessarily prescriptive to rule out entirely future expansions of the golf course and equestrian centre without a proper assessment of a specific scheme. The policy should be amended to state that any future proposals for extensions of the golf course and equestrian centre must have regard to the setting of the Conservation Area, and any harm to the setting should be avoided.

4.3. Other more general comments are summarised below:-

- Suggestions for additional text to improve clarity of wording and historical information.

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, some of the suggestions have not been accepted.

5.2. The main changes accepted are listed below:-

- Minor corrections and additions to the general text to improve clarity of wording and historical information received.

5.3. The main suggestions which were not accepted or partially accepted and the reasons for this are listed below:-

- The Ashton upon Mersey Conservation Area Appraisal overstates the significance of certain views from the Conservation Area. Disagree; views are an important characteristic of the north part of the Conservation Area. However reference to a view of the River Mersey has been taken out
- Policy 42 of the Ashton upon Mersey Conservation Area Management Plan should be amended to state that any future proposals for extensions of the golf course and equestrian centre must have regard to the setting of the Conservation Area, and any harm to the setting should be avoided. Disagree; the policy, as drafted, is appropriate for the equestrian centre however it has been amended as suggested in reference to the golf course as this is outside the Conservation Area.

Table 4.1 Summary of representations and the Council's response

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAA Ashton on Mersey - July 2016	Note the contents of the Consultation Draft Conservation Area Appraisal for Ashton on Mersey, and support its future adoption. The document represents detailed supplementary guidance. In general terms it provides a reasonable assessment of the Conservation Area.	Support welcomed.
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAA Ashton on Mersey - July 2016	<p>The character of the conservation areas is described in the appraisal as "Rural" (page 10, 11, 14 & 51). The rural nature of the setting is considered to be overstated i.e. it consists of two fields and the golf course. Long views beyond these fields are not possible.</p> <p>Similarly, the setting is described in the appraisal as "historic and rural" (page 11), and the valuable relationship with the river and countryside is noted. However, in no part of the conservation area is the river visible. The relationship with the river occurs via a by-way, and this physical relationship should be preserved in any future development proposals.</p>	<p>Partially agree – change made. The north part of the Conservation Area has a rural feel however the south part is more residential therefore it is proposed to change rural to semi-rural in the text.</p> <p>Text referring to the River Mersey will be removed from page 11.</p>
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAA Ashton on Mersey - July 2016	<p>Statements from the appraisal are considered to overstate the significance of certain views from the Conservation area:</p> <p>Page 14 (para 4.2.5) - ".....large open green spaces within its boundaries, which look over wider views of the Mersey valley and open countryside."</p> <p>Page 51 (para 4.8.2) - " Views west across the churchyard towards the open fields beyond are significant. The flat landscape is bound by a mature hedge to the west but during the winter months wide views out across the fields are visible."</p>	Disagree – no change made. Views are an important characteristic of the north part of the Conservation Area.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAA Ashton on Mersey - July 2016	Ash Tree Farm would represent a logical and deliverable small-scale urban extension that can play a valuable role in meeting housing and economic needs. Discussions would be welcomed with the council to discuss the potential allocation, and discuss how any potential impacts upon the Conservation Area could be avoided or mitigated.	Noted. However, this is beyond the scope of the CAA. This matter will be considered as part of the ongoing GMSF process.
27-Jun-16	Environment Agency	1430	CAA Ashton on Mersey - July 2016	The Environment Agency has no comments to make on the Consultation Draft Conservation Area Appraisal for Ashton on Mersey.	Noted.
30-Jun-16	Health and Safety Executive	1433	CAA Ashton on Mersey - July 2016	The Health and Safety Executive has no comments to make on the Consultation Draft Conservation Area Appraisal for Ashton on Mersey. There is insufficient information provided on the location and use class of sites that could be developed, to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved.	Noted.
18-Jul-16	Historic England	1432	CAA Ashton on Mersey - July 2016	Historic England is not a statutory consultee in such circumstances and has no comment to make on the Consultation Draft Conservation Area Appraisal for Ashton on Mersey.	Noted.
04-Jul-16	Natural England	1436	CAA Ashton on Mersey - July 2016	Natural England does not consider that the Consultation Draft Conservation Area Appraisal for Ashton on Mersey poses any likely risk or opportunity in relation to their statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment.	Noted.

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
08-Aug-16	United Utilities	1437	CAA Ashton on Mersey - July 2016	United Utilities have reviewed the Consultation Draft Conservation Area Appraisal for Ashton on Mersey and have no detailed comments to make at this time. However, it should be noted that within the designated boundaries there are existing UU operational assets.	Noted.
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAMP Ashton on Mersey - July 2016	Note the contents of the Consultation Draft Conservation Area Management Plan for Ashton on Mersey, and support its future adoption. The document represents detailed supplementary guidance. In general terms it provides a reasonable assessment of the Conservation Area.	Support welcomed.
08-Aug-16	Barratt Homes c/o Emery Planning	1431	CAMP Ashton on Mersey - July 2016	<p>Policy 42 (page 39) - It is unnecessarily prescriptive at this stage to rule out entirely future extensions of the golf course and equestrian centre without a proper assessment of a specific scheme, especially given the fairly limited inter-visibility of the land in question and Conservation Area.</p> <p>It is considered that the policy should be amended to state that any future proposals for extensions of the golf course and equestrian centre must have regard to the setting of the Conservation Area, and any harm to the setting should be avoided.</p>	<p>Partially agree– text change made to policy 42 to read:-</p> <p><i>Large and inappropriate extensions of the equestrian centre should be avoided. Extensions of the golf course must have regard to the setting of the Conservation Area, and any extension causing harm to the setting should be avoided</i></p>
27-Jun-16	Environment Agency	1430	CAMP Ashton on Mersey - July 2016	The Environment Agency has no comments to make on the Consultation Draft Conservation Area Management Plan for Ashton on Mersey.	Noted.
30-Jun-16	Health and Safety Executive	1433	CAMP Ashton on Mersey - July 2016	The Health and Safety Executive has no comments to make on the Consultation Draft Conservation Area Management Plan for Ashton on Mersey. There is insufficient information provided on the location and use class of sites that could be developed, to ensure that compatible development within the consultation zones of major hazard establishments and major accident	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
				hazard pipelines (MAHPs) is achieved.	
18-Jul-16	Historic England	1432	CAMP Ashton on Mersey - July 2016	Historic England is not a statutory consultee in such circumstances and has no comment to make on the Consultation Draft Conservation Area Management Plan for Ashton on Mersey.	Noted.
04-Jul-16	Natural England	1436	CAMP Ashton on Mersey - July 2016	Natural England does not consider that the Consultation Draft Conservation Area Management Plan for Ashton on Mersey poses any likely risk or opportunity in relation to their statutory purpose, and so does not wish to comment on this consultation. The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment.	Noted.
08-Aug-16	United Utilities	1437	CAMP Ashton on Mersey - July 2016	United Utilities have reviewed the Consultation Draft Conservation Area Management Plan for Ashton on Mersey and have no detailed comments to make at this time. However, it should be noted that within the designated boundaries there are existing UU operational assets.	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

A number of groups/ organisations were consulted as they had been deemed to be appropriate by the Council in relation to this subject matter and their area of interest.

Appendix 2 – Statutory Notice (Regulation 12 Public Participation)

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 Appraisal – Ashton on Mersey - Consultation Draft
- Conservation Area Appraisal – Brogden Grove - Consultation Draft
- Conservation Area Appraisal – Dunham Town - Consultation Draft
- Conservation Area Appraisal – Dunham Woodhouses - Consultation Draft
- Conservation Area Appraisal – Empress - Consultation Draft
- Conservation Area Appraisal – Flixton - Consultation Draft
- Conservation Area Appraisal – Longford - Consultation Draft
- Conservation Area Appraisal – Warburton - Consultation Draft
- Conservation Area Management Plan – Ashton on Mersey - Consultation Draft
- Conservation Area Management Plan – Brogden Grove - Consultation Draft
- Conservation Area Management Plan – Dunham Town - Consultation Draft
- Conservation Area Management Plan – Dunham Woodhouses - Consultation Draft
- Conservation Area Management Plan – Empress - Consultation Draft
- Conservation Area Management Plan – Flixton - Consultation Draft
- Conservation Area Management Plan – Longford - Consultation Draft
- Conservation Area Management Plan – Warburton - Consultation Draft

Proposed subject matter of the Documents

The Conservation Area Appraisals and 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/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,

Trafford Council

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 **9.00 a.m 27th June and 5 p.m 8th August 2016.**

Stephen James

Head of Strategic Growth