

Altrincham
& Bowdon
Civic Society

Registered Charity No. 246145

Trafford MBC
Strategic Planning and Developments
First Floor Waterside House
Sale Waterside
Sale

21st February 2014

Dear Sirs

Altrincham Town Centre Business Neighbourhood Plan

I am instructed by the management committee of the Altrincham & Bowdon Civic Society to request an amendment to the Draft Business Neighbourhood Plan Constitution document as follows:-

Paragraph 3 - VALUES

(At the end of the 'Nolan Principles', the committee want to see a clause that reads....)

“Executive decision makers, acting on behalf of the Forum Members in for example a Work Group and any other similar and related decision making groups must agree with, sign up to and adhere to the Nolan Principles of conduct in public office. All Forum members, vested with decision making authority, are accountable to the whole Forum in performance terms. Transgressions of the Nolan Principles, drawn to the attention of the Forum, means that the transgressor/s are removed from any decision making in the Business Neighbourhood Planning work.”

Kindly acknowledge.

Yours faithfully

[Redacted signature]

Sandra Stone
Clerk to the Committee

[Redacted signature]

Chair: Judie Collins [Redacted]

Vice Chair: David Eastwood Treasurer: Martin Stone Clerk: Sandra Stone
President: William Speakman V. C. Vice Presidents: Dr Don Bayliss, Vivian Labaton M.Sc.



altrinchamandbowdoncs.com altrinchamandbowdoncs@gmail.com



From: Christine Bainbridge
To:
Cc:
Subject: Altrincham Town Centre Boundary
Date: 21 February 2014 13:53:16

Bowdon Conservation Group write to state that we support the southern boundary extensions to the Altrincham Town Centre Neighbourhood Plan along with the justifications as submitted by Bowdon Downs' Residents Association. These would work well as a logical adjacent boundary to any future Bowdon Neighbourhood Plan.

Christine Bainbridge
Honorary Secretary
Bowdon Conservation Group

From: Bowdon Downs Residents Association
To:
Cc: **Subject:** ALTRINCHAM TOWN CENTRE BUSINESS NEIGHBOURHOOD PLAN
Date: 21 February 2014 12:17:36

BOWDON DOWNS RESIDENTS' ASSOCIATION'S SUBMISSION re ALTRINCHAM TOWN CENTRE BUSINESS NEIGHBOURHOOD PLAN PROPOSED FORUM AND BOUNDARY

We very much welcome the proposal of a Neighbourhood Plan for Altrincham town centre and immediate environs. This is because it finally gives the people who work (paid or voluntary); do business; study; visit and/or live in the area or have an genuine interest in it, an opportunity to be pro-active in shaping the future of their place via an overall, non-piecemeal strategy.

We do however have reservations on the way this new way of doing things has been undertaken so far and wish to make the following comments on process, Constitution, Boundary and membership.

1. Very Poor Publicity & Consultation

The initial call out for Forum members was misleading and very poorly advertised. It was a missed opportunity to bring a wide variety of new people from all sectors of the community to the Altrincham regeneration scene.

The single edition of the Messenger with the recent Forum article was not delivered to either Woodville Rd, nor Higher Downs so in our particular location, everything has been by word of mouth. Generally in the Altrincham area, most people are still totally unaware of the existence of the proposed Forum and widened Boundary, unless told about it randomly. Not many people buy the Manchester Evening News to look for Trafford Council Notices inside it, as it is not seen as a local publication.

Local groups with an interest in the town had no direct notification - which is discourteous as much as anything. More importantly, as the Boundary will be a joint Boundary for future Neighbourhood Plans in the areas surrounding the town area, direct and full consultation with them should have taken place right at the beginning.

We request therefore, that the next stage of advertising and consultation process is far more thorough and accessible. This could be done by undertaking a leaflet drop and handing them out in town; far more posters and more articles and adverts in all local papers. Not

everyone is on Twitter.

Local groups, organisations and town centre businesses should also be directly approached to ensure that they can have their say. This would ensure the Localism Act is being properly adhered to, as described in the Locality 'Road Map' and according to very firm DCLG advice.

It also very unfortunate that the Land Allocations, Conservation Areas and now the Altrincham Strategy consultations are all taking place at the same time. It is very time-consuming for the most active people interested in the betterment of the town - and very confusing for everyone else.

2. Boundary Extensions

We would like to propose the following boundary changes, with justifications....

a. Extended to include the south side of St John's Rd (and also island of town houses at the top of The Downs, No. 1 Higher Downs, plus all houses into Albert Place)

- any changes to road layout and direction of traffic on The Downs and the junction at The Downs/Lloyd St/Ashley Rd will have an impact on St John's Rd and around it, as the alternate major entrance/exit of the area

- the suite of offices contained in the large early Victorian semi-detached house (Thornfield House) at the corner of St Johns and Delamer Rd with its large car park instead of a garden and no hedging, should be included, so that it can be re-zoned as potentially residential (like Alexandra House)

- the residents right next door to the large development site of Alexandra House hostel and also opposite the business of St John's Medical centre (which could become residential in the future, as currently it is busy doctors' practice with no patient parking), should also be included as they have a strong 'interest' in what happens there

- the residents in the houses on these streets have a very strong interest in the future of Altrincham core town centre as it is their main leisure and shopping destination, well within walking distance

Consideration should also be given to including Delamer Road, Cavendish Road (to the junction of Enville Road and Higher Downs) and

Higher Downs (as part of it backs onto South Bank), due them containing the following significant sites....

- the two potential residential development sites of the deconsecrated Trinity Church and South Bank Nursing Home on Delamer Road/Cavendish Road (to ensure they do remain fully residential - so as not to become hotels or offices, which should be kept in the core town centre to help regenerate it, as well as to protect the already vulnerable residential streets)

- Bowdon Preparatory School on Cavendish Road, again as users - or potential users of the town once it is made more appealing

Any further extension would include Altrincham Grammar School for Girls (on both sides of Cavendish Road), which we appreciate would make the Area unmanageable and have non-town centre related issues for the area (unlike our proposals). We are therefore not suggesting that Beechfield, Bowdon Road and the rest of Cavendish Road are included.

b. Extend to include Woodville Rd north side (Woodville House & BT), bounded by The Narrows; all of Lyme Grove; all westerly back gardens of New St houses; all of Normans Place

- this would rightly take in the large GPO Woodville House building which has full office use and the extensive BT exchange (both 'Business' use, but ignored by the proposed Boundary)

- this extension would also mean that the owners of the houses on the west of New St are not bizarrely cut off from their own back gardens and the Boundary will at least match property ownership

- the residents in the houses in Lyme Grove and Normans Place (containing sheltered housing, with elderly town centre users) should also be included, as again any road layout, zoning and regeneration decisions will impact upon them as car users exiting onto Regent Rd and/or also close walking distance to the town.

- they are very close to the old Hospital site and have a strong 'interest' in what happens there, as well as the town generally.

c. Extend to include area to north west of the Old Market Place - this would include the funeral home business - and the main primary school and Church for Altrincham - St George's - making the Plan far more

representative of the town centre character and uses

- it would also include the vulnerable and disused Bowling Green site, which needs to have strong protection and be part of any green space regeneration plans (with Altrincham town centre lacking greatly in that regard)
- it would also include the west of Church Street so that any s.106/CIL money could more easily be applied to that area, should the Planit/Civic Engineers plans to rationalise the approach of traffic into the Old Market Place using a single lane be forthcoming

We are happy to clarify these boundary extensions if necessary.

3. Non-representative and Closed Membership Forum

The Forum currently does not 'fairly represent different sectors of the community'. There is scant sign of small shop keepers, Church and faith groups, disability groups, transport users, schools, aged groups, sports groups and residents living in the core town centre - some in development sites.

Yet 4(i) of the Constitution denies the chance to anyone who has not yet heard about the Plan and Forum (due to limited publicity or other commitments at the time), to join the Forum. This is not only unfair, but also not very sensible as the skills and viewpoints of a wide range of people will be essential to work up the Plan properly.

Localism according the DCLG, Locality, Planning Aid and Civic Voice is about opening up place-making and shaping to the local people who know it best and have to or choose to live and work there. This time cut off approach goes out of the way to make the process closed and unwelcoming to newcomers. This barring of any new members sends out the wrong message and is backward looking in approach. There is enough cynicism already about the current planning and regeneration decision making process - this only adds to that rather than making a positive contribution through a new way of doing things.

We consider it very important that the Forum allows people with new skills or an interest to be invited and encouraged to join through the entire process. It will be a far better Neighbourhood Plan if fully representative of the character and interest in the town.

4. Pre-set Outcome

This Clause in the Constitution document is cause for concern and we

request it is omitted or adjusted to say 'will examine' rather than 'will formalise'. Otherwise the principle of 'Localism' with place shaping emerging directly out of the needs and desires of local people working and living in the area, is jeopardised. Positive things are hopefully coming out of Altrincham Forward agenda, fulfilling long-held ambitions of local residents (improving the market; tree planting; connectivity; mixed use other than retail; more residential etc) - but it still should not be rubber stamped with a Neighbourhood Plan.

"14. 14 It is currently anticipated that the Business Neighbourhood Plan will formalise much of the work carried out to date by Altrincham Forward in relation to revitalising the economic fortunes of the centre."

Thank you
Mrs Sue Nichols
Co-ordinator
Bowdon Downs Residents' Association

From: Cedric Knipe
To:
Subject: Altrincham Town Centre Business Neighbourhood Plan
Date: 08 February 2014 14:03:01

I have the following comments on the current consultation.

Paragraph 4 i

This paragraph appears over prescriptive concerning membership of the forum. As work progresses and time passes people's roles will change (eg leader of the Council!, elected member for the wards referred to) and other stakeholders may come forward. For example it appears that retailers, ordinary shoppers and users of public transport are not particularly well represented in the current and apparently final composition of the forum. The content of this paragraph is at odds with paragraph 4 vii which allows for reviews of membership and 8ii which refers to the composition of the forum at a particular point in time.

Section 4 iv Can some clarity be given about the channels for notifying about the General meetings and AGM? - improving upon the publication of the current consultation.

Setion 5 ii - I strongly recommend that a member of the Working Group be designated as having a role in ensuring an evidence based approach to preparation of the Plan

Section 6iv - I suggest adding the words "could be perceived to" between "could" and "gain"

Appendix 5 - an important document - can it be given more prominence?

Appendix 5 section 3 - the Plan may need to address apparently non Land use issues for example public transport and public realm.

I would be grateful if you would acknowledge receipt of this consultation reply and advise me of the arrangements for consideration of the results of the current consultation by members of the Council.

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Kind regards

Cedric Knipe (MRTPI retired)



From: Judie Collins
To:
Subject: Altrincham Business Neighbourhood Plan
Date: 26 January 2014 17:22:39

As Chair of Altrincham and Bowdon Civic Society, an Altrincham Forward Board member and a member of the Forum .I would like to object as follows. The Civic Society has taken advice from DCLG,Planning Aid and Locality. We feel it is likely to jeopardise the Plan's success if the Forum's numbers are not flexible for expansion. We have already reported that many residents and businesses were unaware of the publicity around the Forum which was an advertisement in a newspaper they do not see. Although the Forum has many areas of expertise it is very weak on retail and we feel latecomers who can make a valuable contribution whould be welcomed rather than discouraged.

Subject: Link from Twitter
From: amy sharpe
Date: Sun, 26 Jan 2014 17:16:19 +0000
To:

www.trafford.gov.uk/about-your-council/strategies-plans-and-policies/strategic-planning/local-development-framework/altrincham-business-neighbourhood-plan.aspx

Download the official Twitter app [here](#)

Judie
This is the link for objections to
Amy
Sent from my iPhone

From: Leslie Cupitt
To:
Subject: Altrincham Town Centre Business Neighbourhood Plan
Date: 13 February 2014 16:54:50

Altrincham Town Centre Business Neighbourhood Plan

I wish to object to one part of the Constitution for the Altrincham Town Centre Business Neighbourhood Plan. Section 4. Membership and particularly part (i) Membership of The Forum which states *'From the date of the approval of this constitution (6/1/14) further applications for membership are not being sought. Membership of the Forum is now closed and stands at 69 persons.'*

The Constitution sets to limit the number of Members of the Forum to 69. This is an unfair, unreasonable, and unworkable limitation.

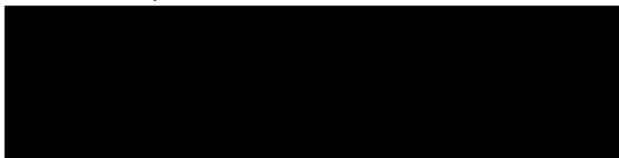
It is **unfair** because the advanced publicity for the establishment of the Forum was extremely limited and somewhat rushed, and so did not allow the maximum number of local residents and businesses to find out about the Forum and to become involved. It also required the possible participants to attend specific events, and as we all live very busy lives, that may not have been possible.

It is **unreasonable** as there is no real life determinant of the what is the ideal number of members for such a Forum. The number is arbitrary and there is no evidence to support why such a limit is necessary or has to be set.

It is **unworkable** as the preparation the Plan is going to require the involvement of a lot of people. These involved people will be asked to give of their skills and time on a voluntary basis to collect evidence, prepare of the plan and engage in the consultation stages. It will be a natural reaction for those involved to want membership of the Forum is a minimum token of their involvement and effort. To exclude those giving of their time freely would deter a lot of needed involvement and skill.

Whilst I understand the Forum Working Group's wish to prevent the Forum from being swamped out by any one specific interest group that is unlikely to happen in any significant way. The outcome of the Forum has to be put to a referendum of the local residents and businesses and they are going to reject any policy which is unbalanced or specifically favours any particular interest group.

Yours faithfully,
Leslie Cupitt



From: David Sheratt
To:
Cc:
Subject: Altrincham Town Centre Business Neighbourhood Plan [DC/14/190]
Date: 14 February 2014 15:33:50
Attachments: [altrincham-neighbourhood-plan-submitted-area-and-forum-application.pdf](#)
[altrincham-neighbourhood-plan-letter-of-support-for-application.pdf](#)
[altrincham-neighbourhood-plan-statutory-notice.pdf](#)
[Altrincham Town Centre Business Neighbourhood Plan DC 14 190.pdf](#)

Rob

Here is our representation for the Altrincham Town Centre Business Neighbourhood Plan consultation.

The Council should read our comments in conjunction with our historical responses and the covering letter; please do not extract/use our comments in isolation; as this may lead to confusion or a misunderstanding of our message.

Please note

Our historical consultation responses to your Local Development Framework consultations; planning applications and pre developer enquiries are still valid and you should consider when the Altrincham Town Centre Business Neighbourhood Plan is being developed.

We would like to be notified of the Council's decision on whether to accept our comments and the future progress of the Altrincham Town Centre Business Neighbourhood Plan.

If you need any help with this response, please contact me or Jenny Hope.

Regards

Dave Sherratt

Local Development Framework Assessor
Developer Services and Planning
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