

TRAFFORD COUNCIL

**SPD5.21: South Hale Conservation Area
Appraisal**

**SPD5.21a: South Hale Conservation Area
Management Plan**

Consultation Statement

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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 (CAs) 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 (CAA) was carried out by consultants during 2014 and the Conservation Area Management Plan (CAMP) in 2015. A further review of boundaries in the Conservation Area Appraisal was carried out in 2016.
- 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. The Draft Conservation Area Appraisal (CAA) was made available for 3 separate 6 week consultation periods and the Draft Conservation Management Plan (CAMP) was made available for 2 statutory 6 week public consultation periods. Details of the time periods and comments received are summarised below and detailed in Appendix 1.

- 3.2. A wide range of stakeholders were consulted at each 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 a drop-in session was arranged during each consultation period for people to come and discuss the CAA and CAMP with officers from the Council.
- 3.4. Public notices were displayed in the Manchester Evening News and are available to view 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, 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. The Consultation stages, Responses, Main Issues and Changes

Draft South Hale CAA - Consultation June 2015

- 4.1. A draft South Hale CAA was approved for consultation purposes on the 15 June 2015.
- 4.2. A total of nineteen responses were received to that consultation, mostly concerning the removal of Halecroft House from the CA. Comments were received from Friends of Halecroft Park, Bowdon Downs Conservation Group, The Edgar Wood Society, Brookhouse Group and local residents.
- 4.3. A summary of the comments is provided below:-

- An objection to the deletion of Broad Lane
- Request for clarity on the justification as to the inclusion of Gilbert Road
- Objections to the removal of Hawley Lane and of Barrow Lane
- A request for clarity around the deletion of Bankhall Lane (west) from the CA
- Comments were received from residents concerned about the lack of protection for trees that will result in areas proposed for deletion from the C A
- Objections to the removal of Halecroft House and gardens from the CA
- General objection from the Friends of Halecroft Park to a reduction of the area within the CA.
- Information from The Edgar Wood Society on Halecroft House and an objection to its removal from the CA.

4.4. As a result of these comments and further consideration by the Council's consultant Purcells, a revised draft CAA was produced reinstating Halecroft House and Bankhall Lane West back into the Conservation Area.

4.5. In terms of the objection to the removal of Hawley Lane, Barrow Lane and Broad Lane; it was considered that there was no justification for reinstating these roads back into the CA. Further detail is contained in the Table at 4.16 below.

4.6. A survey of trees that would be affected by the boundary changes was carried out and 2 area Tree Preservation Orders (TPOs) orders have been prepared by the Council's Arboriculture Officer.

Revised Draft South Hale CAA and draft South Hale CAMP - Consultation October 2015

4.7. A revised draft South Hale CAA and draft CAMP were approved for consultation purposes on the 12th October 2015.

4.8. A total of twenty three responses were received to that consultation with the majority of comments being from local residents, additional comments were received from Ashall Planning, Historic England, The Edgar Wood Society, and the Brookhouse Group. The table at 4.16 below provides more detail and the Council's proposed response to them.

4.9. A summary of the comments is provided below:-

- Many objections to the deletion of Broad Lane
- Several comments supporting the removal of Broad Lane
- Concerns were also raised again over the protection of trees in the areas proposed for deletion.
- An objection to the reinstatement of Bankhall Lane West into the CA.

4.10. Following the comments received it was decided that a further review, by the Council's heritage consultants, was needed to provide more detailed justification for proposed boundary revisions and to ensure robustness of the process.

4.11. Following this review, a further revised draft CAA was produced in October 2016 recommending the same deletions as the 2015 draft but with more detailed text explaining the proposed boundary changes and emphasising the main character of South Hale Conservation Area as Edwardian/Victorian residential. Some small areas previously proposed as extensions, Stamford Junior School and a few properties on Arthog Road, were no longer proposed for inclusion as they were considered not to reflect a strong enough association to this character. Also further extensions were proposed to include Leigh Road, Westgate Road and roads around Bower Road and Lindop Road to consolidate the core of the Conservation Area and to include the historic Hale Cemetery.

Revised Draft South Hale CAA and Draft South Hale CAMP - Consultation October 2016

4.12. A further revised draft South Hale CAA and CAMP were approved for consultation purposes on the 3rd October 2016.

4.13. A total of eleven responses were received to the consultation including responses from Architectural History Practice on behalf of Emery Planning, MLP Law LLP, pwa Planning and local residents. The table at 4.16 below provides more detail and the Council's proposed response to them. A summary of the comments received is provided below:-

- Objections to the deletion of Broad Lane
- Objection to the retention of No 59 Bankhall Lane
- Objection to the inclusion of three properties near 27 Park Road
- Objection to the inclusion of some properties on Warwick Drive
- Several responses supporting the proposed boundary deletions and additions.

5. Changes as a result of the October 2016 Consultation

5.1. As a result of the consultation responses received from the October 2016 consultation, no further boundary changes were proposed. Only minor corrections, amendments to the general text, and the addition of a Policy on lighting to bring the CAMP in line with the other recently adopted CAMPs have been made. The main objections which are not accepted are listed below.

- Objections to the deletion of Broad Lane from the Conservation Area - these are not considered justified due to the number of prominent replacements; the addition of houses in the late 20th and early 21st centuries and; the removal of historic boundaries, thus changing the character of the road.
- Objection to the inclusion of properties on Warwick Drive and Park Road - this is not considered justified as these few properties are in close proximity to historic properties and the character of the surrounding area is historic.
- Objection to the reinstatement of 59 Bankhall Lane (originally proposed for deletion in the June 2015 draft CAA) - this is not considered justified as after June 2015 further information came to light about this property and it was considered to be a non-designated heritage asset worthy of retention in the CA.

4.16 Table - Summary of representations and the Council's response

Organisation	Person ID	Document Name	Summary of Representation	Councils Response
Local Resident	1348	CAA South Hale Draft-2015	The appraisal document has loose commitments to improve the conservation area, but one obvious improvement would be to the street lighting as is the case with the conservation nearby in Mobberley, where lighting suitable to the period of the properties has been installed. Do you intend to do this in Hale, and if so, when?	The Management Plan will contain detail of these policies
Local Resident	1353	CAA South Hale Draft-2015	It is a well-used park and popular with all ages having football pitches, tennis courts and play equipment. The house and garden add to its charm. I worry this is the thin edge of the wedge and soon there will be no park. Childhood obesity does not seem to influence any council decision making.	Noted
Local Resident	1354	CAA South Hale Draft-2015	I object to lifting the conservation order on Halecroft house and garden. Maintenance of the park is of the utmost importance to me and my family. Any development of the house and gardens would be seriously detrimental to the wellbeing of the park and consequently our community.	Noted. Halecroft House has now been proposed to remain in the Conservation Area due to the persuasive points put across by the Edgar wood Society.
Local Resident	1354	CAA South Hale Draft-2015	This proposal has not been publicised to the rate payers who maintain the existence of Trafford Borough Council.	The proposal was subject to a public notice, press release and public meeting
Friends of Halecroft Park	1351	CAA South Hale Draft-2015	We object to the overall reduction of the Hale South Conservation Plan as we feel it is retrograde, short-term, cost-cutting exercise which will have a detrimental effect on the character of the area.	Noted. Although the South Hale Conservation Area is reduced in size it has included some additions as well as removals. The changes in the boundaries have been proposed following a full review

				of the special architecture and historic interest criteria as set out by Historic England for in national guidance
Friends of Halecroft Park	1351	CAA South Hale Draft-2015	You state in your plans that Halecroft House is protected by its listing and Halecroft Park is designated Public Open Space (subject to local planning rules). Neither of these offer any protection to the gardens or the historic setting of the grounds.	Disagree. Conservation area designation would not give more protection than the Grade II listed house protection. However on further consideration of the fact that the house is one of the first Edgar Wood properties and given its important link and close proximity of the other Edgar Wood properties it is now proposed to extend the CA boundary by a thin ribbon along the north of Hale Road to include Halecroft House.
Friends of Halecroft Park	1351	CAA South Hale Draft-2015	Halecroft House is Grade II* listed. Halecroft House and Halecroft Park should remain within the conservation area as they are part of our local heritage and should be protected for future generations. They form part of the contextual and overall design of Edgar Wood/Arts and Crafts development along Hale Road and Park Road. Halecroft House is one of the first Arts and Crafts examples of Edgar Wood's architecture. All Grade I and II Edgar Wood houses remain within the proposed conservation area but Halecroft House Grade II and its grounds are being taken out of the conservation area.	Agree. On further consideration of the fact that the house is one of the first Edgar Wood properties and given its important link and close proximity of the other Edgar Wood properties it is now proposed to extend the CA boundary by a thin ribbon along the north of Hale Road to include Halecroft House

Friends of Halecroft Park	1351	CAA South Hale Draft-2015	Friends of Halecroft park are very concerned to note that Halecroft House and Halecroft Park are being removed from the conservation area.	Noted
Local Resident	1356	CAA South Hale Draft-2015	Object to the proposal to lift the conservation order on Halecroft House and Gardens. I feel this will be detrimental to our area and subsequently the wider community. The park is used by many of the local residents of all ages and provides a safe environment for members of our community to exercise.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Westwood, Beth	1357	CAA South Hale Draft-2015	I write to express my objection at the proposed plan to lift the conservation order on Halecroft House and Gardens. I am concerned that this proposition will be detrimental to our area and consequently the community we live in.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Westwood, Beth	1357	CAA South Hale Draft-2015	The park is heavily used. Any development of Halecroft Park and Gardens will result in movement of boundaries and have a negative impact on our park. We have already undergone significant development within the area which has had a significant impact on the traffic flow through Hale Barns. The most recent being the development of the shopping area which has resulted in the presence of several empty shop units and apartments. Development of Halecroft house will most likely be more apartments requiring multiple car spaces. I have concerns about what impact this would have on the safety of our park.	Regardless of Conservation Area status the Park is protected open space and any development proposal would go against Council Policy
Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	The Edgar Wood Society objects to the proposed de-designation of the Hale South conservation area containing Halecroft, its front wall and surrounding gardens (part of Halecroft Park) as proposed in the Conservation Area Appraisal Consultation Draft June 2015.	Noted
Bowdon Downs Residents Association	1159	CAA South Hale Draft-2015	List of amendments provided by David Miller	Noted

Local Resident	1348	CAA South Hale Draft-2015	In Gilbert Road, some character could be restored by replanting trees in the street. Do you intend to do this, and if so when?	Noted. This could be considered as part of the Management Plan recommendations
Local Resident	1348	CAA South Hale Draft-2015	Will the change in status result in the Council taking proper care of the footpath at the end of our road, which becomes impassable at this time of the year due to being overgrown?	Noted. The Council have a duty to maintain footpaths within its ownership regardless of Conservation area status. An enquiry should be made to the Council Highways department.
Brookhouse Group	1350	CAA South Hale Draft-2015	The removal of area K is unjustified, unnecessary, and would expose Barrow Lane - which is proposed to be retained within the conservation area- to a backdrop context of potentially unsympathetic and therefore damaging redevelopment and landscape change. Area K should not be removed from the conservation area.	Disagree. It is considered that the area has already been redeveloped and does not retain historic interest characteristic of other areas of the Conservation Area to justify keeping it with the Conservation Area. However as the area K would be adjacent to the CA it would be covered within the setting of the CA. Guidance states that development within the setting of a CA would need to mitigate any negative impact on the CA in order to obtain consent.
Brookhouse Group	1350	CAA South Hale Draft-2015	Some redeveloped plots within area K await the maturing of landscaping in order to bring them back to full accordance with the conservation area. This will of course take time, and will require the conservation area status to be intact in order to do so.	Noted. Landscaping of redeveloped plots is a condition of planning applications. Mature landscaping is not in itself a criteria for determining whether an area is within a Conservation Area

Brookhouse Group	1350	CAA South Hale Draft-2015	The character of Barrow Lane, and area K, reflects the Council's description of the conservation area in the existing appraisal (1996) and an up-to-date assessment by our heritage professional. This is despite the recent redevelopment of many plots within that area. Modern interventions can contribute positively to the character of an area.	Disagree. It cannot be argued that modern buildings be included in the Conservation Area because they could be considered good-quality, historic buildings in the future – that is not what legislation or Historic England guidance says. To include them in the current conservation area boundary would dilute its historic interest. However this is why CAs should be regularly reviewed and boundaries amended accordingly
Brookhouse Group	1350	CAA South Hale Draft-2015	The character of area K is solely defined by its primary entranceway along Barrow Lane to the north. No such relationship exists between area K and areas to the immediate west, south and east as it is tightly defined by a golf course to the west and south, and woodland/open fields to the east. It also sits within Green Belt, so additional development to the west, south and east to change that character would only occur in exceptional circumstances; this is therefore highly unlikely.	Noted.
Local Resident	1348	CAA South Hale Draft-2015	My underlying concern with this change is that residents will end up with restriction, but no benefits.	Noted
Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	To de-designate this part of the conservation area would be perverse as the effect of the conservation area over the decades can be shown to have been successful.	Noted

Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	Halecroft, its front wall and former garden (Halecroft Park) still possess the special architectural and historical interest that led to them being included in conservation area on 25th of February 1986. There has been no significant negative change in the character and appearance of the area since then. A Council should only de-designate a conservation area where the special interest, character and appearance that led to it being designated in the first place have been eroded to such a degree that the area no longer merits conservation area status, or that no special interest etc. existed in the first place. Neither applies here.	Noted
Local Resident	1348	CAA South Hale Draft-2015	Would designation of Gilbert Road as part of the conservation area be likely to make a subsequent planning applications more difficult?	Planning applications would be determined with regards to the CAA and recommendations in the Management Plan. The application would be determined in the same way as any other application but would need to conform to a design and use materials that are in keeping with the character of the Road.
Local Resident	1362	CAA South Hale Draft-2015	I do not understand what could possibly be gained by removing the conservation area status. The only reason I can think of is that it would be advantageous to a developer. I sincerely hope that Trafford council would not allow the destruction of Halecroft or a tasteless development for financial gain before conservation. The benefit to the residents in the amenity of the park and the architectural magnificence of the house should be the main concern.	Noted. Regardless of Conservation Area status the House is Grade II* listed and the Park is designated Protected open space so is protected from development.

Local Resident	1358	CAA South Hale Draft-2015	I write to express my strong objection to the proposed removal of Halecroft House and Gardens from the protection of the conservation order.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	If other areas are de-designated, then there is no reason why the tree lined corridor of Hale Road could not be retained as far as the Halecroft area or else Halecroft and Halecroft Park retained as an outlier to the remainder of the conservation area.	Noted. This additional information and its stated link to the other Edgar Wood Properties and the suggestion that this could still remain in the Conservation Area via properties on Hale road has been reconsidered by The Councils consultants resulting in a re designation of this area back into the Conservation Area
Local Resident	1358	CAA South Hale Draft-2015	Much of the permitted building in the borough of Trafford is ill thought out and constitutes a massive over development of our area. On Hale Road alone in recent years numerous blocks of flats have been permitted in spite of local objection together with the oversized Sunrise residential home for the elderly displaying its appalling and insensitive advertising banners. The most recent gross overdevelopment of the area is Booths supermarket, apartments and shop units which remain unoccupied.	Halecroft House has now been proposed to remain in the Conservation Area
Local Resident	1358	CAA South Hale Draft-2015	Once the protection of conservation is removed from the beautiful Edgar Wood Halecroft Home and Gardens, the site will be swooped on by developers who will demolish and, no doubt, build more ugly and imposing flats with car parking spaces. The boundaries will be affected and the beautiful Halecroft park will be destroyed and ultimately lost.	Halecroft House has now been proposed to remain in the Conservation Area

Local Resident	1339	CAA South Hale Draft-2015	A list of bird species which frequent the garden of 25a Broad Lane is provided. Herons have nested at the rear of our property for over 50 years. Birds in the area are dependent on the environment of mature trees and bushes, which the Conservation Area protects. Broad Lane should remain within the Conservation Area to protect the large number of birds.	Disagree. Protection of birds is not within the criteria for designating Conservation Areas as set out under the Planning (Listed Buildings and Conservation) Act 1990
Local Resident	1358	CAA South Hale Draft-2015	It is astonishing that Trafford Borough Council should be compliant in risking the future of a facility which enables the community to engage in healthy outdoor activities	Halecroft House has now been proposed to remain in the Conservation Area
Bowdon Downs Residents Association	1159	CAA South Hale Draft-2015	List of corrections and amendments for the text has been provided.	Noted. Amendments will be made as appropriate
Bowdon Downs Residents Association	1159	CAA South Hale Draft-2015	Management plans and a Conservation Officer are still very much a requirement	Noted. Management Plans are progressing at present.
Bowdon Downs Residents Association	1159	CAA South Hale Draft-2015	A whole new north Hale Conservation Area is still required, but the extensions to this are welcomed.	Noted.
Local Resident	1358	CAA South Hale Draft-2015	Trafford Borough Council has not informed the public of this iconoclastic proposal	The draft CAA was subject to public consultation and advertised in the local press and on the website

Local Resident	1359	CAA South Hale Draft-2015	I formally object to the proposals, in particular to the removal of Halecroft Park, Halecroft House and Hawley Lane from conservation status. Should the council decide to overrule the considerable local objections and proceed with the revised plan, please advise what ground I have to appeal.	Noted. Halecroft House has now been proposed to remain in the Conservation Area. On Hawley Lane the houses are not of sufficient historic or special architectural interest. Boundary treatments are inconsistent and not historic. Therefore his street should be removed.
Local Resident	1365	CAA South Hale Draft-2015	I object to the removal of Halecroft House and Garden from the conservation plan. The council should offer important local features the utmost protection.	Noted. Halecroft House has now been proposed to remain in the Conservation
Local Resident	1362	CAA South Hale Draft-2015	I am writing to object to the removal of Halecroft from a conservation area status. This park and the historic Edgar Wood building, previously the home of Hale Urban District Council, are part of Hale's history and a fine park and building.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Local Resident	1364	CAA South Hale Draft-2015	I object to the proposal to remove Halecroft House and part of Halecroft Park from the conservation area. This is an important house and garden in the local area and should have the utmost protection from the council.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Local Resident	1357	CAA South Hale Draft-2015	At a time when we are concerned about encouraging more active lifestyles of our younger generations, Halecroft park is a very valuable part of our community, providing a safe environment for Trafford residents of all ages to exercise at no cost. I fear that in lifting the conservation order on the house and gardens, we may ultimately lose the park in further development.	Noted. Halecroft House has now been proposed to remain in the Conservation Area

Local Resident	1339	CAA South Hale Draft-2015	Broad Lane should remain within the Conservation Area because Broad Lane it is a historic byeway, pre dating Hilltop and Broadway.	Disagree. However the criteria for designation must primarily cover the preservation of "areas of special architectural or historic interest "and Broad Lane is not considered to contain these.
Local Resident	1339	CAA South Hale Draft-2015	We regularly see bats and we understand that they are provided by law with a high level of protection and are not to be disturbed.	Disagree. Protection of bats is not within the criteria for designating Conservation Areas as set out under the Planning) Listed Buildings and Conservation) Act 1990. Other legislation affords their protection
Local Resident	1339	CAA South Hale Draft-2015	It does not make sense that properties which were given planning permission and constructed within the conservation area are now described as not contributing to the conservation area. If Trafford Council have approved your property and you have abided by the rules governing the Conservation Area, the recommendation to remove it will cause anger against Trafford Council.	Noted. Properties have been given planning permission within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.

Local Resident	1339	CAA South Hale Draft-2015	Broad Lane should remain within the Conservation Area because of the range of properties from the 1900s to the present day. The number of new houses in Broad Lane is no greater than other areas in the Conservation Area and new houses will be well worthy of their place in the area.	Disagree. The historic status of Broad Lane is not sufficient to warrant the inclusion of the whole road when there are buildings on either side which are not of architectural or historic interest. The Council should not include areas within the CA which may be considered of historic significance in the future, this is why CAs are to be regularly reviewed and boundaries amended accordingly
Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	There is an extremely attractive and high quality linear street scene on Hale Road, identical to and part of, the same suburban space on Hale Road further north, proposed to be retained as conservation area. The proposed division of this suburban space, some inside and some outside of the conservation area, is arbitrary.	Noted. This additional information and its stated link to the other Edgar Wood Properties and the suggestion that this could still remain in the Conservation Area via properties on Hale road has been reconsidered by The Councils consultants resulting in a re designation of this area back into the Conservation Area

Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	<p>This part of the conservation area contains the following aspects of special interest: The area contains an outstanding listed building, Halecroft. Today, it lies in the top 8% of all listed buildings of England (Grade II*, not Grade II as erroneously stated in the Conservation Area Appraisal Consultation Draft). The house has a fine Arts & Crafts garden conserved as part of Halecroft Park and which is open to the public. The Halecroft area has a fundamental historical link to the rest of the conservation area. There is also a fundamental architectural link to the remainder of the conservation area. The area of Halecroft, Halecroft Park and this stretch of Hale Road not only meets all the relevant criteria of the Summary of Special Interest (section 3 pages 9-10 of Conservation Area Appraisal Consultation Draft), it is the finest illustration of those criteria in the conservation area.</p>	Agree. This additional information and its stated link to the other Edgar Wood Properties and the suggestion that this could still remain in the Conservation Area via properties on Hale road has been reconsidered by The Councils consultants resulting in a re designation of this area back into the Conservation Area
Edgar Wood Society (Middleton)	1375	CAA South Hale Draft-2015	The reasons for designation proposed on page 81 (of Conservation Area Appraisal Consultation Draft) are extremely weak and do not address the special historical and architectural interest, character and appearance of the area.	Noted. Changes to the text have been made
Local Resident	1353	CAA South Hale Draft-2015	I object to the proposal to remove Halecroft House and Halecroft Park garden out of the Conservation Area. This is a move by Trafford to destroy what little beauty is left in the area for financial gain.	Noted. Halecroft House has now been proposed to remain in the Conservation Area
Local Resident	1357	CAA South Hale Draft-2015	Most worryingly of all, this proposal has been kept secret from a community of rate paying residents. I find this somewhat concerning.	The draft CAA was subject to public consultation and advertised in the local press and on the website

Date Received	Respondent	Pers on ID	Document Name	Summary of Rep	Proposed Council Response
28-Oct-15	Local Resident	1376	CAMP South Hale Draft-2015	The plan must reflect the views of many of the existing residents in the conservation area who would be in favour of efforts to preserve its essential character	Noted.
28-Oct-15	Local Resident	1376	CAMP South Hale Draft-2015	The Plan for Further Action must be more than just a wish list. It must be translated into real and enforceable efforts to prevent the kind of developments such as modern executive style homes/apartments and ugly boundary fences and gates which are becoming more prevalent.	Noted. The CAMP has policies that will provide guidance to proposed development that are subject to planning applications
28-Oct-15	Local Resident	1376	CAMP South Hale Draft-2015	Congratulations on a good plan and best wishes in using it as a basis for improving the appearance of the conservation area.	Support welcomed
07-Nov-15	Local Resident	1385	CAA South Hale Draft-2015	Strongly object to the removal of Broad Lane from the Conservation Area. In the last several years a number of flat developments have been built despite objections. If Broad Lane was removed, any large property could be sold for flat development. However on the plus side I could take away 2 large trees that front my property.	Noted. However flat developments have been given planning permission within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area. Any important trees that are in properties to come out of the Conservation Area will be subject to TPO designation
07-Nov-15	Local Resident	1379	CAMP South Hale Draft-2015	The document is not objective; it appears very biased and contrived. No reference is made to the appeals that Trafford lost	Noted. The CAMP has been produced by independent heritage consultants to criteria set out by Historic England. It is

Date Received	Respondent	Person ID	Document Name	Summary of Rep	Proposed Council Response
				<p>and that the opinions of the Independent Planning Inspectorate have been so dismissive of the conclusions reached by Trafford Planning in such lost cases. Why has a comprehensive, unbiased document not been produced rather than a biased, unilateral document on limited cases and not one based on independent review.</p>	<p>not appropriate to make reference to planning appeal details.</p>
<p>09-Nov-15</p>	<p>Ashall Planning</p>	<p>1384</p>	<p>CAA South Hale Draft-2015</p>	<p>Disagree with the description of Broad Lane. Broad Lane is not a wide road; it is far narrower than other roads that are being retained in the conservation area. The majority of the properties on Broad Lane date back to the early 1900s. The few new built properties allowed by the planners is the reason that small parts of the road are not in keeping with the majority of older properties.</p>	<p>Noted. The description states the road is reasonably wide but this is not the reason for its deletion. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. The original Conservation Area boundary appears to have included Broad Lane because it represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its</p>

Date Received	Respondent	Person ID	Document Name	Summary of Rep	Proposed Council Response
					retention. Also because of all the large number of changes to the properties and boundaries to Broad lane it is considered to dilute the historic character of the rest of the Conservation Area
09-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	To remove Broad Lane from the Conservation Area will have a detrimental effect on the area and will lead to development of houses/apartments which are not in keeping with the area.	Disagree. Properties have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.
09-Nov-15	Local Resident	1382	CAA South Hale Draft-2015	To remove Broad Lane from the conservation area will have a detrimental effect on the area.	Disagree. Properties have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.
09-Nov-15	Local Resident	1382	CAA South Hale Draft-2015	Disagreement with description of Broad Lane. The recent demolition of old houses to make way for apartments is purely down to lax and insensitive planning permission by Trafford Council.	Disagree. Properties have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This

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				Rowchester is an example of this.	is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.
09-Nov-15	Local Resident	1386	CAA South Hale Draft-2015	I would like to confirm that in my opinion Broad Lane SHOULD be removed from the conservation area for the reasons outlined in the draft documents and the over restrictive planning constraints which ironically has resulted in the construction of several apartment blocks, whereas two 'in keeping' detached houses on the same plots would not have been permitted.	Support Welcomed.
11-Nov-15	Local Resident	1387	CAA South Hale Draft-2015	Broad Lane has changed significantly, the amount of new build has significantly increased and the removal of Broad Lane is absolutely appropriate.	Agree.
11-Nov-15	Local Resident	1387	CAA South Hale Draft-2015	Support for deletion of Broad Lane from the Conservation Area. We have been prevented from carrying out straight forward changes to our house; it has been frustrating, made little sense and been without rationale. Broad Lane has changed significantly, the amount of new build has significantly increased and the removal of Broad Lane is absolutely appropriate. The removal of Broad Lane will assist home owners sell their	Support Welcomed

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				properties.	
11-Nov-15	Local Resident	1387	CAA South Hale Draft-2015	We have been prevented from carrying out straight forward changes to our house; it has been frustrating, made little sense and been without rationale.	Noted. However policies within the CAMP aim to protect historic character as is appropriate in a Conservation Area. They do not prevent changes as such but aim to ensure changes are of an appropriate size and style and use appropriate materials to ensure changes are in keeping with the historic character.
11-Nov-15	Local Resident	1387	CAA South Hale Draft-2015	The removal of Broad Lane will assist home owners sell their properties.	Noted.
15-Nov-15	Local Resident	1390	CAMP South Hale Draft-2015	Councils should promote compliance by offering assistance in finding the correct materials for property owners to use when employing architects and builders. Suggestion for the Council to have a register of materials which are a good match to existing materials.	Noted. This is beyond the scope of the CAMP. However architects should be able to provide this information.
15-Nov-15	Local Resident	1390	CAMP South Hale Draft-2015	This is a good piece of work	Support welcomed
17-Nov-15	Local Resident	1389	CAA South Hale Draft-	Objection to the proposed changes to the conservation area for Broad Lane, Broad	Objection noted.

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			2015	Way and surrounding areas. Please confirm receipt of the objection.	
17-Nov-15	Local Resident	1392	CAMP South Hale Draft-2015	Concern that the document appears to imply that permission will be needed to prune fruit trees. Fruit trees should be exempt from the wording on the pruning of trees to allow the easy cultivation of fruit trees.	Agree. Fruit trees are exempt. Text will be added to Appendix C stating the authority's consent is not needed before pruning any tree cultivated for the production of fruit, as long as the work is carried out in accordance with good horticultural practice.
20-Nov-15	Local Resident	1388	CAMP South Hale Draft-2015	Many purchase properties and either due to market conditions or lack of funds leave the lots derelict for many years. 10 Hill Top has remained derelict for six or seven years and there are other properties on Hill Top that suffer similar issues and make a mockery of our CAMP. Could you outline what can be done to remove these eyesores from what should be a showpiece of South Hale.	Agree. Policies have been added to the CAMP to address vacancy and information on S215 which gives the Council authority to take action on properties that are an eye sore.
20-Nov-15	Local Resident	1388	CAMP South Hale Draft-2015	Very supportive of the proposals outlined in the document.	Support welcomed
23-Nov-15	Local Resident	1391	CAA South Hale Draft-2015	Strongly object to proposal to remove Broad Lane from the Conservation Area. There is no reason to change the status and if there was a legitimate reason, then it can only be to the detriment of Broad Lane.	Noted. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls,

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					<p>gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. The original Conservation Area boundary appears to have included Broad Lane because it represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention.</p> <p>Also because of all the large number of changes to the properties and boundaries to Broad lane it is considered to dilute the historic character of the rest of the Conservation Area</p>
24-Nov-15	Local Resident	1387	CAA South Hale Draft-2015	<p>There is little evidence of commitment to preserve the special or original character of Broad Lane over the last number of years. This is evidenced by the existence of now an eclectic mix of houses on the road resulting in so many different styles and sizes.</p>	<p>Noted. However properties have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.</p>

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26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	<p>If Conservation Area Status was removed as proposed, this legal requirement that the LPA must pay special attention, would inevitably be gone and there would be growing pressure for development in Broad Lane at application stage and on appeal, permitted development rights would be seized upon and trees lost to the detriment of residents, future residents, local people and all those who enjoy Broad Lane in its current pleasant state.</p>	<p>Noted. However properties have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.</p> <p>A survey of trees is however being carried out so that any important trees that were within the Conservation Area that would not be following revision of boundaries will be protected by new TPOs.</p>
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	<p>The CAMP refers to the importance of trees and we would comment that Broad Lane has some of the finest examples of well-maintained boundary planting and woodland trees which provide greater height and screening within gardens; including oak, beech, ash, pine, ornamental birch and yew being common.</p>	<p>Noted. However this is not a reason to keep Broad Lane within the Conservation Area. A survey of trees is however being carried out so that any important trees that were within the Conservation Area that would not be following revision of boundaries will be protected by new TPOs.</p>
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	<p>As the Conservation Area has been in-situ for nearly 30 years, why is it considered necessary to change it when from the assessment above, the Conservation Area status is doing a very good job of maintaining the 'special architectural or historic interest, the</p>	<p>Noted. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls,</p>

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				<p>character or appearance of which it is desirable to preserve or enhance'. Therefore, the Conservation Area in Broad Lane should be preserved.</p>	<p>gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. The original Conservation Area boundary appears to have included Broad Lane because it represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention.</p> <p>Also because of all the large number of changes to the properties and boundaries to Broad lane it is considered to dilute the historic character of the rest of the Conservation Area</p>
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	<p>Whilst some new buildings have been erected in Broad Lane, these have all been well designed to preserve or enhance the Conservation Area, many with Edwardian / Arts & Crafts architectural or classical styling details and fine quality materials which are in my professional opinion, a direct result of Broad Lanes Conservation Area status.</p>	<p>Noted. However many properties have made inappropriate changes through permitted development and have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has</p>

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					happened are proposed for deletion from the Conservation Area.
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	<p>The Conservation Area Status is already preventing much damaging Permitted Development from taking place, including extensions, walls, outbuildings, fencing, demolition and loss of trees.</p> <p>From my examination of Broad Lane, the current Conservation Area Status is performing an exemplary role in reducing the potentially harmful and damaging effects of very often unnecessary and visually damaging changes to residential properties that can take place including the erection of large outbuildings and large scale removal of trees which are not separately or collectively covered by Tree Preservation Orders.</p>	<p>Noted. However many properties have made inappropriate changes through permitted development and have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.</p> <p>A survey of trees is however being carried so that any important trees that were within the Conservation Area that would not be following revision of boundaries will be protected by new TPOs.</p>
e26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	Broad Lane is thus considered to be one of the most important roads within the entire Conservation Area as it was one of the first and retains its original road shape and form to a large extent to the current day. To delete Broad Lane from the Conservation Area, is ignoring the historical significance of the Lane itself in the settlement hierarchy as it is shown on	Noted. The south part of Broad Lane used to be Swang Lane but permission was granted to widen it. On its own this is not sufficient reason to retain Broad Lane within the Conservation Area.

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				the 1835 Tithe Map and is thus well over 180 years old and contains some of the oldest houses as shown on the 1899 OS Map and largely retains its original road form as planned Circa 1835.	
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	Broad Lane does contain some of the finest examples of grand scale properties including some original rare three storey properties i.e. Woodcroft.	Noted. However on its own this is not sufficient reason to retain Broad Lane within the Conservation Area.
26-Nov-15	Ashall Planning	1384	CAA South Hale Draft-2015	Ashmeade is a perfect example why Broad Lane should actually stay within the Designated Conservation Area was approved and developed before South Hale was designated as a Conservation Area on the 25th of February 1986. To remove Broad Lane from the Conservation Area would potentially result in more examples of such denser residential development along Broad Lane.	Noted. The original Conservation Area boundary appears to have included Broad Lane and Ashmeade because it represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention.
26-Nov-15	Local Resident	1339	CAA South Hale Draft-2015	In complete agreement with the objection to the removal of Broad Lane from the Conservation Area	Noted. The road is still proposed to be removed from the CA
27-Nov-15	Local Resident	1395	CAA South Hale Draft-2015	Welcome the work you are doing to preserve and enhance the appearance of properties within the Conservation Area. Whilst supportive of the plan, there is concern at the extent of the areas being de-listed and would appreciate further	Support welcomed. Further information has been added to the CAA in Section 7 – Identifying the Boundary.

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				information.	
28-Nov-15	Local Resident	1398	CAA South Hale Draft-2015	Objection to Broad Lane being removed from South Hale Conservation Area.	Noted. The road is still proposed to be removed from the CA
28-Nov-15	Local Resident	1399	CAA South Hale Draft-2015	There is no need for the removal of Broad Lane and surrounding areas from Conservation Area status. The draft change has not been justified.	Objection noted. Further justification has been added to the CAA page 101.
30-Nov-15	Local Resident	1397	CAA South Hale Draft-2015	In support of the objection to removal of Broad Lane	Noted. The road is still proposed to be removed from the CA
30-Nov-15	Local Resident	1400	CAA South Hale Draft-2015	If Broad Lane were to lose its Conservation Area status, whilst other roads in the area with similar property types and ages retained theirs, then that might leave the decision more vulnerable to challenge. There are clearly roads that will remain within the proposed Conservation Area that have undergone much more development and lost much more character than Broad Lane has.	Noted. However There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. The original Conservation Area boundary appears to have included Broad Lane because it represented the progression of

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					development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention.
30-Nov-15	Local Resident	1400	CAA South Hale Draft-2015	Broad Lane should retain its Conservation Area status. Removing conservation area status would lead to increased height and density of development, which would be a detriment.	Disagree. However many properties have made inappropriate changes through permitted development and have been given planning permission despite being within the Conservation Area through the appeal process against Council recommendations in many cases. This is one of the main reasons why the areas where this has happened are proposed for deletion from the Conservation Area.
30-Nov-15	Local resident	1397	CAA South Hale Draft-2015	There is serious inconsistency in taking the steps to include Ashmeade and Broad Lane in the conservation area 30 years ago and to now decide (after 30 years of protection) to remove this area.	Disagree. The original Conservation Area boundary appears to have included Broad Lane because it represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention.
02-Dec-15	Local Resident	1396	CAA South Hale Draft-2015	Objection to the South Hale Conservation Area Appraisal Consultation Draft, recommending the removal of Broad Lane.	Noted. The road is still proposed to be removed from the CA.

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02-Dec-15	Local Resident	1396	CAA South Hale Draft-2015	Objection to the South Hale Conservation Area Appraisal Consultation Draft, recommending the removal of Broad Lane.	Noted. The road is still proposed to be removed from the CA.
01-Dec-15	Local Resident		CAA South Hale Draft-2015	Objection to the South Hale Conservation Area Appraisal Consultation Draft, recommending the removal of Broad Lane.	Noted. The road is still proposed to be removed from the CA.
07-Dec-15	Brookhouse Group	1350	CAA South Hale Draft-2015	The removal of area K is unjustified. Any Conservation Area (CA) will inevitably evolve over time, and that as long as the 'characteristics' of the area are retained, there is no reason why, in itself, the CA shall be diminished.	Disagree. This area contains many modern buildings that are not of historic interest and are considered to dilute the historic character of the rest of the Conservation Area.
07-Dec-15	Brookhouse Group	1350	CAA South Hale Draft-2015	The council's response is that 'landscaping is a condition of planning permissions'. This position fails to acknowledge that trees within a CA benefit from stronger protection (i.e. they cannot be removed without LPA consent). The removal of trees at the southern end of Barrow Lane (area 'K') would have a significantly adverse impact on the setting of the CA, and yet would be outside of the control of the LPA, were area 'K' to be outside the CA	Noted. A survey of trees is however being carried so that any important trees that were within the Conservation Area that would not be in following revision of boundaries will be protected by new TPOs.

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07-Dec-15	Brookhouse Group	1350	CAA South Hale Draft-2015	<p>The council's response argues modern buildings per se have diminished area K. This does not recognise what the characteristics of the CA are, at this location. The character of the area is of 'spaciousness', 'mature landscaping', 'low density', 'space around buildings', 'domestic privacy' and 'mature shrubs and trees'. None of these characteristics are undermined by the existing redevelopment in area 'K'. Development within area 'K' (and indeed the wider CA) reflects an organic growth, with bespoke and individual house types; properties in this area including examples from the Victorian, Edwardian, mid-20th and more modern eras.</p>	<p>Noted. However these characteristics on their own are not sufficient justification for the area to remain in the Conservation Area. The original Conservation Area boundary appears to have included areas because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for its retention. Also because of the large number of modern properties it is considered area K dilutes the historic character of the rest of the Conservation Area</p>
10-Dec-15	Historic England	1074	CAMP South Hale Draft-2015	<p>Have you considered adding a section to each management plan setting out how policies will be funded by way of an action plan. This should be approved by members, ensuring that policies are prioritised and deliverable.</p>	<p>Noted. It is considered that the policies will be delivered as funding becomes available and projects developed by land owners. It is not considered appropriate to put an action plan in place. Many of the policies will be delivered through conditions as part of planning permissions.</p>

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10-Dec-15	Historic England	1074	CAMP South Hale Draft-2015	The section "Control measures brought about by law" should clarify the law and national policy relating to the alteration, extension or demolition of designated heritage assets. A caveat should be included stating that some of the CAMP policies relating to the use of specific materials to protect local distinctiveness may not be applicable when dealing with designated heritage assets.	<p>Agree. Wording has been added to the suggested section in Appendix C - "When applied to designated heritage assets such as listed buildings legislation and national policy may take precedence over policies in local Conservation Area Management Plans"</p> <p>Wording added also to the Planning section (1.5.4,1.5.5) to reference. The Enterprise and Regulatory Reform Act (2013) to cover these points.</p>
12-Jan-16	Edgar Wood Society (Middleton)	1375	CAMP South Hale Draft-2015	The Edgar Wood Society will supply you with the requisite detailed material on the Edgar Wood Houses of the area in the next few weeks, if required.	Noted. Material welcome.
12-Jan-16	Edgar Wood Society (Middleton)	1375	CAMP South Hale Draft-2015	The Edgar Wood houses of the conservation area should be highlighted as one of the most important groups of leading-edge Edwardian houses in the country, especially as they record the incremental creation of art deco. To the respondents' knowledge, this group is the only group in the world to do so.	Agree. Text added as suggested into the CAA.
12-Jan-16	Edgar Wood Society (Middleton)	1375	CAMP South Hale Draft-2015	There should be a separate and unique section on the group management of the Edgar Wood houses, from a conservation perspective. What is satisfactory for a good quality but not outstanding house is possibly extremely damaging for an	Agree. Policy added to the CAMP to cover these.

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				Edgar Wood design with artistic and architectural qualities much higher than the norm. For example, extensions and minor alterations are much more damaging and aspects of detail, such as decoration (e.g. Edgar Wood always specified white for windows, doors, gutters and downpipes) should be part of the management plan.	
12-Jan-16	Edgar Wood Society (Middleton)	1375	CAMP South Hale Draft-2015	There should be a specific Edgar Wood heritage trail and leaflet for the conservation area.	Noted. However this is beyond the scope of the CAA and CAMP.
12-Jan-16	Edgar Wood Society (Middleton)	1375	CAMP South Hale Draft-2015	Edgar Wood buildings are given too low a profile. Edgar Wood is listed along with Henry Goldsmith as one of two prominent architects and the respondent believes Edgar Wood is in a higher league as his work is of greater worldwide significance. Therefore Edgar Wood and Henry Goldsmith should not be "lumped together" in the way it has been.	Agree. Further detail on Edgar Wood properties have been added to the CAA.

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24- Nov-16	Pwa Planning	1386	Revised CAA South Hale - Oct 2016	The character of a number of streets has been eroded over time through the removal of mature boundary planting and replacement of boundary walls, hedges and gates with modern alternatives. The typical style for boundaries in the area is a low stone wall topped with a hedge, with taller mature planting beyond. Stone gateposts and timber gates were also typical. However, brick walls, timber fences, metal railings and ornate metal gates are now very common, together with numerous signs for security companies posted on property boundaries. This means the unity of the streetscapes has been eroded.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	The proposal to remove Broad Lane from the Conservation Area is wholly justified. Full support for the reasoning provided in relation to this issue.	Support welcomed
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many of the newer houses on Broad Lane are designed in styles which are not representative of the historical Victorian and Edwardian architectural characteristics of buildings further west in the Conservation Area. There are many Neo-Georgian properties, for example, which is not a typical historical style in the area.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Broad Lane no longer retains the historic character and appearance to warrant its inclusion within the Conservation Area.	Agree
24- Nov-16	Pwa Planning	1386	CAA South Hale - Oct 2016	Many properties on Broad Lane are late 20th century or early 21st century buildings with low or no architectural or historic interest. They	Agree

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				appear to have been included in the original Conservation Area boundary because they represented the progression of development of South Hale up until the present day. However, this is not felt to be a strong enough argument for their retention within the Conservation Area given their low merit.	
14- Oct-16	Local Resident	1440	CAA South Hale - Oct 2016	Disagree with the proposal to remove 7 The Coppice from the Conservation Area. The topography needs to be preserved. Trees at the property need protection. The Coppice is a fine example of careful planning and building development during the 1980s.	Noted. However 1980s properties do not meet the current criteria for designation in a Conservation Area
15- Oct-16	Local Resident	1391	CAA South Hale - Oct 2016	Object to the proposed boundary change of the Conservation Area. Broad Lane is one of the most beautiful roads in Hale. Each property has been under the Conservation Area restrictions, which has meant that they have been constrained with the type of building and are all in character with the road. The change of the boundary will change the appearance and character of Broad Lane, definitely not for the better.	Disagree. There have been a number of prominent replacements or additions of houses in the late 20th and early 21st centuries which has eroded its character through the removal of boundary planting and an inconsistency of boundary walls, gateposts and gates, with replacement ornate railings and red brick walls out of character with the Conservation Area. Modern extensions, window additions and other features are out of keeping with the traditional character of ornate, architectural detailing of the Arts & Crafts architecture seen elsewhere in the Conservation Area. Some typical elements survive, for example Woodcroft and Whitefriars but the overall character is of modern, gated properties. Several houses are very prominent in the street scene due to the removal of boundary planting and fences. This road is therefore recommended to be removed from the Conservation Area.

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24- Oct-16	Local Resident	1441	CAA South Hale - Oct 2016	The properties on the south side of Warwick Drive from number 10 upwards do not have any conservation worthy attributes and should be excluded from the conservation area.	Disagree. The properties on Warwick Drive reflect elements of architectural detail and of other properties along Warwick Road and the wider South Hale Conservation Area. The buildings form a group and illustrate the development of the settlement in which they stand. It is acknowledged not all the properties are historic but the boundaries in Conservation Areas are not recommended to be drawn with small pockets of properties being excluded. Part of the criteria for Conservation Area designation is about character of the area and this is why these properties are included in the heart of the Conservation Area.
11-Nov-16	Local Resident	1339	CAA South Hale - Oct 2016	Broad Lane was included in the Conservation Area in 1986 and has hardly changed since	Disagree. There have been a number of new developments in Broad Lane despite its Conservation status
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The Architectural Practice welcomes the publication of South Hale Conservation Area Appraisal, which will help ensure the conservation area's historic and architectural interest is more accurately and clearly defined.	Support welcomed
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	The boundaries of the conservation area have been carefully reconsidered and we support the logic of expanding this conservation area to the north west to include properties of nineteenth century date whilst omitting the area to the south east, by removing areas of suburban development and twenty-first century properties that have no special interest.	Support welcomed
23-Nov-16	Emery Planning	1442	CAA South Hale - Oct	The north west streets of Ollerbarrow Road, parts of Westgate and Leigh Road contain	Agree. Support welcomed.

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	Partnership (The Architectural Practice)		2016	buildings that are Victorian and Edwardian in date, have clear architectural quality in terms of, for example, intact Arts & Crafts detail and design quality on these buildings. AHP welcomes the Council's proposal to include these properties in the proposed boundary extension.	
23-Nov-16	Emery Planning Partnership (The Architectural Practice)	1442	CAA South Hale - Oct 2016	AHP considers that the draft conservation area appraisal for South Hale reflects the guidelines of Historic England's Advice Note 1, by redefining and clarifying the special interest of the area to focus on streets with good examples of Victorian and Edwardian domestic architecture.	Agree
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	Including more older properties in the boundary change is a good idea	Support welcomed
24-Nov-16	Local Resident	1443	CAA South Hale - Oct 2016	<p>At the moment the boundary of the conservation area finishes next door at no.27 Park Road. Our house was built at the side of no.27 in their garden, hence we are 27 a.</p> <p>No. 29 and 31 were constructed around a similar time to ours and are also not of the Edwardian style which is the prevailing style of this lower part of Park Road.</p> <p>No.31 has in the last couple of years been totally restyled but it is still of a modern appearance.</p> <p>The plan to include more of the older properties in the boundary change is a good idea and</p>	<p>Disagree. One of the purposes of the Conservation Area is to protect the historic character of an area. It is acknowledged in heritage guidance that not all the properties within a Conservation Area are historic. However the group value of houses adjacent to historic properties is a reason for their inclusion as any future changes proposed to these newer properties would have the potential to be more in keeping with surrounding historic properties. These 3 properties have historic properties next to, in front and behind them.</p>

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				keep the style of houses in the era they were built, our house 27 a was built in 1972 when the style of houses were not at their most attractive , there is no benefit to have it included in the Conservation area.	
13-Oct-16	Local Resident	1439	CAA South Hale - Oct 2016	The extension of the South Hale Conservation Area will do nothing to preserve. It will devalue existing properties and make it more difficult for families to amend their homes to meet their changing needs. The current planning laws provide all the protection that is needed.	Disagree. Conservation Area status still allows householders to amend their properties but ensures this is done in way that respects historic character and features.
29-Nov-16	Local Resident	1445	CAA South Hale - Oct 2016	There is no longer any benefit in maintaining the Conservation Area status quo, support for the change. Over the last two decades, there has been much development that is not in keeping with a conservation area.	Agree
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	One interpretation of the appraisal report is of a failure by the council to preserve and enhance the conservation area. There are many houses that don't fit the conservation area and should not have been given planning permission.	Disagree. The changes in the boundaries have been proposed as a result of criteria for defining conservation areas changing since they were originally designated. In some cases historic character has been lost due to householders making inappropriate boundary changes through permitted development. In other cases the Councils recommendations to refuse an inappropriate planning applications has been overturned at appeal.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	The original stone gateposts are generally quite slim whereas brick ones are bulkier and stand out more especially if they don't match the house. Some dressed stone posts look as out of place as brick. Wooden posts seem to work well as replacements/alternatives as they are slender too.	Noted. The Management Plan proposes policies to cover boundary treatments and defines harmful development as:- "The significant loss of front garden space in favour of off-road parking. Excessive parking provision above maximum standards is not likely to be acceptable".

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				<p>Fences should not be given planning permission unless they are hidden behind plants. There are far too many fences already. The same applies to walls over 0.9m. This should not be retrospective but should apply to any replacements.</p> <p>If a front garden is paved over then it should have high hedge in front of it.</p>	
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	Replacement wooden windows can be difficult to meet building regulations. Modern uPVC is virtually maintenance free - doesn't need painting every year or two and is more secure. On Bower road there is one semi where one set of windows has been replaced in uPVC while next door has the original wood. The uPVC has the same style as the wood and looks very similar - the uPVC looks a bit better.	Noted.
30-Nov-16	Local Resident	1446	CAMP South Hale - Oct 2016	Strongly against dimming lighting or turning it off. The LED lights are not suitable for the conservation area. A colour temperature of 2700k has a much warmer, cozy and inviting feel. Replace the oldest least efficient lights first & maximise energy & cost savings. The council should run some trials of different types of LEDs to see what people think. The lamp posts painted black with gold stripes look good in both modern and more historic settings. Using them across the whole of Trafford gives a common identity. The concrete lamp posts are pretty horrible.	Partially agree. A policy on LED lighting with a warm bulb is included in the Management Plan and will be at a level to comply with health and safety levels for the roads they are in. Changing the lighting columns is not appropriate for inclusion in the Management Plan
30-Nov-16	Local	1446	CAA South	Narrower width double yellow lines can be	Noted. There are no proposals to change the

Date Received	Respondent	Person ID	Document name	Summary of Rep	Council Response
	Resident		Hale - Oct 2016	used. For white lines, this depends on the size of the roads. Any junction with A or B roads should be as clear and as large as possible. For lesser roads, there is no need for thicker white lines. Many of the roads in the conservation area are in poor condition and only seem to get fixed when they become dangerous.	width of white lines
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	With regard to trees, allowance should be made for properties added to the conservation area. Support that the cherry trees along Bower Road have more protection now, hope the same applies to the triangle at the corner of Bower Road and Warwick Drive.	Noted. Following adoption of the Conservation boundary all properties and open spaces within it will be required to seek approval from the Council tree officer for pruning works on trees above the recommended size as set out in regulations.
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	The Appraisal and Management Plan are very detailed and thorough. Broad agreement with the reports.	Support welcomed
30-Nov-16	Local Resident	1446	CAA South Hale - Oct 2016	Introduce a rule so that only two out of the twenty nearest houses are allowed to be out of character for the conservation area. Any replacement house breaking this rule needs to closely match the general character of the area.	Disagree. This would not be Consistent with the Historic England Guidance used in writing the Management Plan
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	Object to 59 Bankhall Lane being included within the Conservation Area since:- 1. It has no merit for Conservation Area purposes; and 2. The Property has been blighted by the grant of the permissions for the erection of the building next door; and 3. The assessment in the October 2015 and 2016 Appraisals is not considered to comprise an assessment consistent with Historic England advice; and	Disagree. As a result of the planning application at no 61 planning officers made a closer review of no. 59 and considered it to be a non-designated heritage asset. In addition comments from the residents at the consultation meeting and further discussions with Hale Civic Society provided more information on the age of properties and support for their inclusion in the Conservation Area. Therefore it was decided by the Council's heritage consultant that on balance although

Date Received	Respondent	Person ID	Document name	Summary of Rep	Council Response
				4. It is considered that to include it within the Conservation Area taking into account the above is inconsistent, irrational, irregular and unreasonable.	the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping them within the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane does not have "special architectural or historic interest" for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Disagree. The property is believed to be built in 1900, set within a large plot with mature landscaping which is in keeping with the character of the Conservation Area.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	As a result of the grant of the planning permission reference PP/84541/FUL/14, there will now be a property within very close proximity (of a mass and bulk) completely inconsistent with the design and appearance of 59 Bankhall Lane with a substantial negative impact on the Property	Noted.
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane and that two along known as "Oak House" were built around the similar time by the same person and are of a similar architectural style and appearance, but Oak House is not deemed to be a "Positive Contributor". The description of the Property as a "Positive Contributor" (on page 77) in both the October 2015 and 2016 Appraisals is very generic (with exactly the same wording utilised in respect of numerous other properties within the Appendix) and does not specifically apply to the Property.	Noted. The Councils heritage consultant identified the positive contributors. These are identified not only on age and style but take into other criteria as set out by Historic England Guidance on page 124 of the CAA
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	59 Bankhall Lane must have been specifically considered in the June 2015 Appraisal not to be of sufficient quality for it to be proposed as an exclusion to the Conservation Area.	Noted. The western section of Bankhall Lane was proposed in the June 2015 first draft CAA for consultation to be excluded. However as a result of the planning application at no 61

Date Received	Respondent	Person ID	Document name	Summary of Rep	Council Response
					<p>where a case was made for no 59 to be a non-designated heritage asset, comments from the residents at the consultation meeting, further discussions with Hale Civic Society and the establishment of the exact age of the property it was decided by the Council's Heritage consultant that on balance although the properties on the western edge of Bankhall Lane are of a lower quality than those on the eastern section their age and mature landscaping continue the character of the Conservation Area and so warrant keeping within the Conservation Area.</p>
28-Nov-16	MLP Law LLP (Agent)	1444	CAA South Hale - Oct 2016	<p>The latest draft of the CAA shows 59 Bankhall Lane it to be included and the Townscape Analysis (Map 13) amended to refer to 59 Bankhall Lane as being a 'Positive Building'. The reference to properties 59, 65 etc. not having "sufficient quality or historic architectural appearance to warrant inclusion in the Conservation Area that was in the June 2015 draft has been removed.</p>	<p>Noted. Further work was carried out by the Council's consultant in June 2016 to review the consultation responses received from previous consultations and any new information. As a result the information provided about No 59 led officers to consider the property to be a non-designated heritage asset and should be included in the Conservation Area and designated a positive contributor.</p>

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

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 s– Regulation 12 Public Participation

Proposed Documents

- South Hale Conservation Area Appraisal Revised Consultation Draft
- South Hale Conservation Area Management Plan Revised Consultation Draft
- Addendum to Bowdon Conservation Area Management Plan

Proposed subject matter of the Documents

The Conservation Area Appraisal and Management Plan 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: 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, 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: localplan.consultation@trafford.gov.uk).

Period in which representations must be made: Written representations must be made between **10 a.m. 17 October 2016 and 5 p.m. 28 November 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

- Conservation Area Management Plan - Barton Upon Irwell - Consultation Draft
- Conservation Area Management Plan- Old Market Place - Consultation Draft
- Conservation Area Management Plan - South Hale - Consultation Draft
- Conservation Area Management Plan - Stamford New Road - Consultation Draft

Proposed subject matter of the Documents

The proposed Conservation Area Management Plans support the Conservation Area Appraisals providing more detail on historic features and setting out proposals for the preservation and enhancement of specific parts of the conservation areas to manage future change.

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/>

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Address to which representations must be sent: Written representations should be submitted to Planning Services, Trafford Town Hall, Talbot Road, Stretford, M320TH [Tel:01619123149](tel:01619123149) (e-mail: strategic.planning@trafford.gov.uk).

Period in which representations may be made: Written representations may be made between 9:00am **Monday 26th October 2015** and **5:00 p.m. Monday 7th December 2015**.

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 more information about location and opening hours go to: <http://www.trafford.gov.uk/leisureandculture/libraries/librariesintrafford/>

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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