

**SALFORD CITY COUNCIL**  
**SUPPLEMENTARY PLANNING DOCUMENT**  
**ELLESMERE PARK**  
**STATUTORY CONSULTATION**  
**NOVEMBER 2006**

**STATEMENT OF MAIN ISSUES RAISED IN REPRESENTATIONS**

TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)  
REGULATIONS 2004

**Regulation 18 (4) (b)**

## **CONTENTS**

### **Components that make up the Consultation Statement.**

	<b>Page</b>
<b>1.</b> Introduction	<b>3</b>
<b>2.</b> Gold Standards IN Community Involvement	<b>3</b>
<b>3.</b> Background	<b>4</b>
<b>4.</b> Initial Process of Community Involvement	<b>4</b>
<b>5.</b> Formal Public Consultation	<b>25</b>
<b>6.</b> Representations Received	<b>25</b>
<b>7.</b> Main Issues Raised	<b>26</b>
<b>8.</b> Sustainability Appraisal	<b>27</b>
<b>9.</b> Equality Impact Assessment	<b>27</b>

### **Appendices**

<b>A</b> Ellesmere Park Residents Association Document	<b>28</b>
<b>B</b> List of Stakeholders Involved in Consultation Prior to Preparation of Consultation Draft	<b>32</b>
<b>C</b> Statutory, General And Specific Consultees Who Were Invited to Comment on the Draft SPD	<b>33</b>
<b>D</b> Schedule of Responses to Consultation Draft	<b>34</b>

## **1. Introduction**

- 1.1 Under the Town and Country Planning (Local Development) (England) Regulations 2004, it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents including Supplementary Planning Documents (SPDs). This is a reflection of the Government's desire to 'strengthen community and stakeholder involvement in the development of local communities'.
- 1.2 This document is a statement of the main issues raised in representations about the draft Supplementary Planning Document: Ellesmere Park, and how these issues have been addressed in the SPD. It is prepared under Regulation 18 (4) (b) of the aforementioned Regulations. This statement also incorporates details from the previous Consultation Statement, published in May 2006, under Regulation 17 (1), which details the consultations that were carried out in the preparation of the draft SPD.
- 1.3 In due course, the Council will be adopting a Statement of Community Involvement (SCI) that will set out how the public will be consulted on new planning policy and significant planning applications. Once the SCI is adopted, which is due to be in May 2008, planning documents will be required to conform to its provisions.
- 1.4 This Consultation Statement has been prepared in advance of the SCI, but aims to reflect the intentions of Government planning guidance for reporting on community involvement in the Plan making process. It describes the involvement of stakeholders, the community, voluntary organisations and statutory consultees in the preparation of the Ellesmere Park SPD.
- 1.5 The consultation process adopted meets both the minimum requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004 and the gold standards in community involvement devised by Partners IN Salford.
- 1.6 The City Council adopted the Ellesmere Park SPD in **November 2006**.

## **2. Gold Standards IN Community Involvement**

- 2.1 Partners IN Salford (Salford's Local Strategic Partnership) have devised 5 aspirational standards for community involvement and all partners of the Council are signed up to delivering community involvement in this way. The Partners IN Salford website address is:  
  
[www.partnersinsalford.org/communityinvolvement](http://www.partnersinsalford.org/communityinvolvement)
- 2.2 The Gold Standard is a goal for partners to aim towards, particularly where there is activity or proposed change within the City that will have a significant impact upon local communities. They are:

- Value the skills, knowledge and commitment of local people.
- Develop working relationships with communities and community organisations.
- Support staff and local people to work with and learn from each other (as a whole community)
- Plan for change with, and take collective action with, the community.
- Work with people in the community to develop and use frameworks for evaluation.

### **3. Background**

- 3.1 The council has commissioned Urban Vision Partnership Ltd to produce an SPD, which provides design guidance for new development within Ellesmere Park.
- 3.2 Urban Vision has led the ongoing consultation exercise that underpins the process of formulating the policies contained within the draft SPD.

### **4. Initial Process of Community Involvement**

- 4.1 A number of consultation exercises were undertaken prior to the preparation of the consultation draft SPD, in order to:
- Raise awareness of the role of the Ellesmere Park SPD;
  - Engender discussion within the local community about what geographic area the Ellesmere Park SPD should apply to, and what they feel are the key characteristics of Ellesmere Park;
  - Seek the contribution of ideas and options from local residents, businesses and other interested parties about how the Ellesmere Park SPD can ensure new development makes a positive contribution to the special character of the area.
- 4.2 The consultation exercise included:
- A preparatory and networking meeting with the Ellesmere Park Resident's Association (EPRA), which was held on 17<sup>th</sup> August 2005. This meeting was used to outline the role of the SPD, the timescales for delivery, what geographic area the SPD should apply to, and to give the EPRA an opportunity to raise any issues at the outset of production. The meeting also provided an opportunity to discuss future involvement and local stakeholders.

- Prior to the meeting, the EPRA submitted a brief 3-page paper, which set out the issues that they felt the Ellesmere Park SPD should address. Its content formed much of the discussion at the meeting and is contained in Appendix A.
- The production of a character appraisal by the City's Design and Heritage Team between August and November 2005 for Ellesmere Park and the surrounding area. This was used as a basis to inform further consultation activities.
- A focus group of Development Control officers who had dealt with a significant number of applications in Ellesmere Park was held on Wednesday 21<sup>st</sup> September 2005. This meeting provided an opportunity for those officers to highlight any issues that they had with the existing Ellesmere Park policy note which was produced in the mid-1980's and to highlight any other matters that they saw as important. A summary of the comments made at this focus group is set out below:

Issues	Comments
<p>What are the key design issues for development within the Ellesmere Park area and what are the priorities in the area?</p> <p>Have you experienced any problems when applying the existing Development Control policy?</p> <p>What aspects do you feel the replacement SPD should address?</p>	<p>Demolition works – The wording of the existing policy is not sufficient to require developers to provide the necessary evidence to prove that the existing building can be retained. The SPD should expand on this policy advice and be worded more strongly. Also there is a problem that developers are prepared to leave buildings to fall down so that they can submit a new build application.</p> <p>The public realm binds the area – lampposts, deep gardens, flagstones, stone walls etc.</p> <p>Loss of front gardens needs to be controlled.</p> <p>Given that it is the public realm that characterises the area, removal of Permitted Development rights under Article 4 would make a significant contribution to the protection of the special character of the area.</p> <p>Planning obligations (developer contributions) – highway/public realm improvements including the planting of trees in the highway would significantly benefit the area.</p> <p>Planning obligations (developer contributions) - would be needed for development to 'contribute' off site trees – therefore may not be appropriate for small applications such as house extensions, tree applications.</p> <p>The policy does not go far enough – it should include window details and materials, boundary walls. Presumption in favour of heritage windows and materials.</p>
<p>Are there any other issues?</p>	<p>The Victorian core is an important element of the existing document. The existing policy encourages large flatted development within the core and two-storey houses outside the core. Therefore, by identifying a core, it enhances the differences between these two areas and strengthens the local distinctiveness of the area.</p>

4.3 Following the activities identified above, it was decided that a series of exhibitions be set up to generate discussion from local residents, businesses and other stakeholders which could feed into the production of the draft SPD.

- 4.4 Initially, two exhibitions were set up at the Monton House Hotel, Monton Road, Eccles, on 14<sup>th</sup> and 16<sup>th</sup> February 2006. The first exhibition took place between 3-6pm and the second exhibition took place in the evening between 6-9pm. The afternoon and evening exhibitions were set up to enable access to as many people as possible.
- 4.5 The two exhibitions were advertised via a leaflet drop to all properties, commercial and residential, in and around Ellesmere Park. This was carried out on Friday 10<sup>th</sup> February 2006. The two-sided leaflets included information on what SPD's are in general as well as more specific information on the Ellesmere Park SPD, where and when the exhibitions would be taking place, how the exhibitions would be structured, details of how people could make their views known, what the production process is, as well as contact details for both the relevant section of the City Council and North West Planning Aid, who helped set up and run the exhibitions. North West Planning Aid offers free independent professional advice on Town and Country Planning issues. It is not part of local or central government.
- 4.6 Delivered with the leaflets were ready-addressed postcards for people to write any comments they had on and post them back to the City Council for consideration. In total, around 1300 leaflets and postcards were delivered.
- 4.7 At the exhibitions, several stations were set up:
- **Welcome station:** Attendees were asked to use small stickers to indicate their age and sex group (e.g. male, 31-40yrs) on an A0 poster that had been produced. In addition, an A0 base map of Ellesmere Park was available for attendees to indicate where they lived. Again small stickers were used. Different stickers were used at each exhibition to distinguish between the type and number of people who attended each of those exhibitions.
  - **Boundary of SPD area:** An A0 poster was displayed which identified a proposed boundary for the area to which the SPD would apply. The poster identified 14 peripheral areas that were considered for inclusion in the SPD area, together with photographs of each of those areas. Accompanying the poster were character appraisal scoring summaries, which set out what each of the peripheral areas had scored for various categories. The scoring categories were: architecture; quality of public realm; boundary characteristics; buildings and plot size; and geographical / fundamental link to Ellesmere Park.
  - **Building Characteristics:** Two A0 posters were displayed which were made up of various photographs and short statements relating to building characteristics. The first poster identified some of the

key features of Ellesmere Park, and the second poster focused more on Issues and Opportunities.

- **Boundary Treatments and Landscaping:** Two A0 posters were displayed which were made up of various photographs and short statements relating to boundary treatments and landscaping. The first poster identified some of the key features of Ellesmere Park, and the second poster focused more on Issues and Opportunities.
- **Streetscene and Traffic Generation:** Two A0 posters were displayed which were made up of various photographs and short statements relating to the streetscene and the impact of the private vehicle. The first poster identified some of the key features of Ellesmere Park, and the second poster focused more on Issues and Opportunities.

4.8 Each of the above posters was accompanied by an A0 base map of the area (i.e. 7 in total), with comments strips down either side. Attendees were able to comment in various ways:

- Write directly onto the base maps;
- Use variously shaped post-it notes that could be written on and stuck to the base maps and posters (e.g. arrow shaped, speech bubble shaped, heart shaped);
- Write on the comments strips;
- Use of green and red sticky dots to indicate agreement/disagreement with any statements that other people had wrote – this prevented people having to write the same statement more than once and helped highlight some of the more important issues;
- Comments sheets that posed 4 broad questions:
- What area within Ellesmere Park should the Design Guidance apply to?
- What are the special characteristics of Ellesmere Park?
- What are the problems and issues, with regard to design, in Ellesmere Park?
- What are the design opportunities and solutions to enhance the character of Ellesmere Park?
- Comments postcards identical to those that were posted with the leaflets to advertise the exhibitions; and
- Blank comments sheets.

4.9 Boxes were made available for attendees to drop in any comments sheets they had completed. In some instances, people had written letters and dropped these in the comments boxes.

4.10 Throughout the exhibitions, between 10-12 volunteers were on hand to offer advice and guidance to attendees. Half of those volunteers were from the city council, whilst the others were from North West Planning

Aid. This provided an opportunity for attendees to seek impartial advice as well as advice from the city council.

4.11 Key stakeholders involved in the consultation process, and how they were consulted, are listed in Appendix B.

4.12 The number and age composition of people who registered their attendance is set out below. Although the majority of people did register, some people did not. However, the table below is considered a fair reflection of the composition of attendees. With regard to the geographic spread of where attendees lived, this was very evenly spread across the whole of Ellesmere Park, with some people attending from outside the area.

Exhibition date	Sex	<21yrs	21-30yrs	31-40yrs	41-50yrs	51-60yrs	Over 60yrs	Totals	
14 <sup>th</sup> February 3-6pm	Male	0	2	2	2	14	15	35	67
	Female	1	2	0	2	6	21	32	
16 <sup>th</sup> February 6-9pm	Male	0	0	4	8	11	7	30	68
	Female	0	1	3	7	15	12	38	
									<b>135</b>

4.13 The issues raised at the exhibitions, and in response to the leaflet drop are as follows:

Comments Received	Number of times the comment was made:		Council's Response
	Supported	Disagreed with	
<b>Boundary of SPD Area</b>			
The boundary of Ellesmere Park should be expanded – but not to the extent of all the peripheral areas identified.	4	0	The draft SPD focuses on a wider area, which includes surrounding predominantly Victorian streets. Area 11, a modern residential estate, has been excluded as its built form does not relate to the character of the area and it would not be appropriate to use the design guide in this area. An area to the northwest of the Linear Walkway has also been excluded as this is considered to be part of Monton rather than Ellesmere Park.
The boundary of Ellesmere Park should be extended to ensure proper development in the future.	1	0	The draft SPD boundary has been extended to take account of design quality in an appropriate wider area.
"There is more to Ellesmere Park than the Conservation Area."	1	0	The existing Ellesmere Park Development Control Policy document recognises a wider area than the Conservation Area. For the new SPD it

			is proposed to extend the boundary further to include other areas of interest and similar character to the original area.
The SPD should cover areas 1, 2 and 3 due to the quality of architecture, which is instantly identifiable.	1	0	Areas 1,2 and 3 have been included in the draft SPD in recognition of their largely Victorian character, which is complementary to the main Ellesmere Park area.
Areas 1,2, 3, 6, 12, and 14 should not be included in the SPD.	1	0	The areas have been included in the draft SPD as their largely Victorian character complements the main Ellesmere Park area.
All areas except 11 and 12 should be included.	1	0	Agree with exclusion of Area 11 as this is a modern residential estate whose character does not relate to the main Ellesmere Park area. Disagree with the exclusion of Area 12 as this is an area that has retained its Victorian / Edwardian character.
The boundary as suggested is appropriate.	2	0	The draft SPD identifies a wider boundary that includes areas of largely Victorian character that directly adjoin and complement the main Ellesmere Park area.
Area 7 should be safeguarded.	1	0	Area 7 is a modern residential estate and it would not be appropriate to use the draft SPD to guide new designs in this area, unless future large-scale redevelopment is proposed. However, Area 7 is included within the draft SPD boundary because its north west edge directly adjoins the Linear Walkway.
Area 9 (bounded by north end of Cavendish Road, Welbeck Road and linear walkway) should be covered by the SPD. Buildings are frequently extended and subject to new plans for buildings on existing gardens.	2	0	Area 9 is included in the extended boundary of the draft SPD.
Area 9 should be in the Conservation Area.	1	0	A forthcoming Conservation Area Character Appraisal will consider the merits of extending the Conservation Area.
Area 11 ("detailed discussion area") should be included in the SPD, as the only access to the area is through Ellesmere Park.	3	0	It is true that the only vehicular access to Area 11 is via Ellesmere Park. However, Area 11 is a modern residential estate and its character, whilst pleasant, does not relate to the main Ellesmere Park area. It would not be appropriate to use the draft SPD to guide design in Area 11.
Area 12 (bounded by Half Edge Lane and Snowdon Road including Gilda Crescent, Glendale Road and Victoria Crescent) contains many attractive	4	0	Area 12 has been included in the draft SPD in recognition of its largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area.

Victorian and Edwardian properties. Recent refurbishments of some properties have seen the demolition of traditional boundary treatments, replaced by unsympathetic styles, which do not fit with the street scene. Inclusion within the SPD may help prevent this in the future.			
Area 12 contains some of the first dwellings in the area that were servants' houses for the bigger houses. Stop them being altered beyond their inherent beauty.	2	0	Area 12 has been included in the draft SPD in recognition of its largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area. It is uncertain that the houses in this area were for the servants of the bigger houses and it is more likely that this area was developed for the "lower middle classes" of the time.
"Ellesmere Park should be extended beyond the boundaries to include Glendale, Snowden and Gilda Crescent Road (area 12) – according to GM Police it is part of Ellesmere Park already!! + Gilda Brook is the boundary between Eccles and Salford"	1	0	Area 12 has been included in the draft SPD in recognition of its largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area.
(Area 13) All Clarendon Crescent should be covered by SPD – many houses date from 1905	1	0	Area 13 has been included in the draft SPD in recognition of its largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area.
The SPD should include all areas (1-14)	3	0	The draft SPD includes all the suggested extension areas apart from Area 11, which is a modern residential estate and its character, whilst pleasant, does not relate to the main Ellesmere Park area.
All areas except 12 and 14 should be covered by SPD to help improve standard of those areas.	1	0	The draft SPD includes Areas 12 and 14 in recognition of their largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area. Area 14 also includes the Portland Road playing field public open space where planning obligation receipts may be able to be used for improvements. It excludes Area 11, which is a modern residential estate and its character, whilst pleasant, does not relate to the main Ellesmere Park area.
It would be good to include the Polygon as there are some very nice	4	0	The draft SPD includes Areas 2 in recognition of its largely Victorian and Edwardian character, which is

houses that have been spoilt by poor development into flats (area 2).			complementary to the main Ellesmere Park area. Area 2 also includes the Polygon public open space area where planning obligation receipts may be able to be used for improvements.
“The polygon is outside of Ellesmere Park.”	0	1	The draft SPD includes Areas 2 in recognition of its largely Victorian and Edwardian character, which is complementary to the main Ellesmere Park area. Area 2 also includes the Polygon public open space area where planning obligation receipts may be able to be used for improvements.
If it were not possible for all the areas to be covered by the SPD, then it would be helpful for small local conservation groups for each area to be set up.	2	0	A number of local groups are already in existence and welcome new members. These groups are likely to be involved in future consultations.
Number 9 Victoria Road was built in 1740 and “is a must”.	2	0	9 Victoria Road is already included in the Ellesmere Park boundary, and is within the Ellesmere Park Conservation Area.
Extension of the Conservation Area would help maintain the character of Ellesmere Park.	5	0	A forthcoming Conservation Area Character Appraisal will consider the merits of extending the Conservation Area.
Victorian properties towards the bottom of Stafford Road should be within the Conservation Area.	5	0	A forthcoming Conservation Area Character Appraisal will consider the merits of extending the Conservation Area.
32-36 Stafford Road should be in the Conservation Area.	1	0	A forthcoming Conservation Area Character Appraisal will consider the merits of extending the Conservation Area.
<b>Building Characteristics</b>			
There are many beautiful buildings in Ellesmere Park – new development should respect the existing character and should strictly adhere to that of the existing Victorian core.	63	0	It is the intention of the Ellesmere Park Design Guide SPD to ensure that new development in the area respects its character.
Building lines are not being respected – developments should keep to the original building line (e.g. the lodge at the bottom of Stafford Road where the wall went onto the pavement).	8	0	The draft SPD makes it clear that strong building lines are important design characteristics in Ellesmere Park and they should be respected in new development proposals.
Some areas of Ellesmere Park are spoilt by a few areas/developments. (e.g. Quaker bridge) – a	2	0	The draft SPD will provide a context for improving design quality generally within Ellesmere Park. It will also for the basis for further work on improving

small investment to improve these areas would make a major difference.			the public realm, gateways / entrance points to the area, and public open spaces.
The street pattern, massing of buildings and large plot sizes are key elements of the character of Ellesmere Park.	4	0	The draft SPD explains the importance of these landscape, street-scene, and building characteristics to the character of Ellesmere Park. It aims to guide the design of new development to respect these characteristics.
The housing density of the park needs to be retained as it is and tighter restrictions on the ad hoc erection of blocks of flats are needed. Too many nice Victorian houses are being turned into flats, which spoils their appearance. Infrastructure cannot take higher density development.	38	0	The draft SPD provides a basis for the design of new development including commentary on density. The draft SPD takes account of changing household patterns and markets and reflects national planning policy as stated in Planning Policy Guidance note 3 and the emerging Planning Policy Statement 3. Well-designed new development of higher density can be appropriate in Ellesmere Park if it enhances the character of the area.
Retain as much of an 'open feel' as possible. Recent large-scale developments are far more massive than the buildings they have replaced and open space has been lost to residential development that is far more dense than the surrounding area. Consequently, the character has been eroded. Existing building heights should be maintained.	8	0	The "open feel" of Ellesmere Park is one of the key determinants of its special character. The draft SPD recognises this and sets out design guidance on a number of related issues including the siting and massing of new development in order to conserve and enhance this characteristic. The height of new buildings is also covered.
Some of the problems are about horrendous refurbishments.	2	0	The draft SPD aims to provide design guidance that will help to ensure that new development and refurbishments reflect the character of the Ellesmere Park Area.
"No more Dallas style all cash and no flash conversions"	0	0	The draft SPD aims to provide design guidance that will help to ensure that new development and refurbishments reflect the character of the Ellesmere Park Area.
There should be a presumption against demolition and in favour of appropriate conversions.	21	0	The draft SPD seeks to retain existing buildings where possible to ensure the character of the area is maintained. Well-designed conversions can enhance the character of the area. The draft SPD resists demolition and includes a wide range of guidance to ensure that new development is well designed.
The mixture of housing can be a good feature but	49	0	It is likely that new development in Ellesmere Park will consist of a mix of

at present the excessive building of flats is endangering this mix, especially when so many remain empty. "Flats are destroying the character" one person has stated.			apartments and family homes to meet market demands and requirements. There is no evidence that new apartments are remaining empty, or that they are destroying the character of the area. The purpose of the draft SPD is to ensure that new development is well designed to enhance the character of the area.
People who are objecting to flats need to remember that we all have to live somewhere and that apartments are part of Ellesmere Park. However, their design and height should be controlled.	4	0	The draft SPD recognises that new development will take place in Ellesmere Park, and that this will include new apartments to cater for market demands and requirements. It provides a basis for ensuring that new development is well designed.
No new dwellings should be built in the garden areas of existing dwellings.	6	0	The draft SPD provides a basis for well-designed new development. The garden areas of existing dwellings contribute to the character of the area and this is recognised in the document. Planning applications will be considered on their merits in line with a broad range of existing and emerging planning policy, and the design guide will be a material consideration on the determination of planning applications.
Appropriate building materials should be used – good quality 'heritage materials'. There should be better control over windows.	37	0	The draft SPD recognises the need to use good quality materials and the benefits of retaining specific characteristics such as large sash windows.
Quality of design for flats should be improved.	1	0	The draft SPD will provide a basis for guiding good design of all new development in Ellesmere Park.
Reclaimed bricks should be used in the Victorian 'core'.	6	0	Subject to the particular proposal it may be appropriate to use reclaimed materials, new "Heritage" style materials, or modern materials. The key issue is that the materials should enhance the character of the area.
"2 Stafford Road has been destroyed by a Mock Tudor horror. 2 Victoria Road is also a Mock Tudor monstrosity. Please do not let Victorian houses get altered to Mock Tudor – it is not in keeping and is of the wrong era."	21	0	The draft SPD states that the Council will resist inappropriate cladding materials and rendering of walls in the area.
Good brickwork should not be rendered or made into Mock Tudor.	8	0	The draft SPD states that the Council will resist inappropriate cladding materials and rendering of walls in the area.
Some of the houses on the Polygon, off	1	0	The draft SPD aims to guide good new design throughout the area, and this will

Wellington Road, look terrible. Front gardens have been lost to car parking, stone walls have been lost to fake stone with cheap railings.			apply to new development, conversions and refurbishments.
12 The Polygon has been extended to twice the size – it's too big and doesn't even match the original building.	6	0	The draft SPD aims to guide good new design throughout the area, and this will apply to new development, conversions and refurbishments.
The Polygon is being overdeveloped.	1	0	The draft SPD aims to guide good new design throughout the area, and this will apply to new development, conversions and refurbishments.
This (exhibition) seems a cynical PR exercise. Planning for Ellesmere Park has come too late to save some elegant old houses and the general character of the place. All free sites have been developed (sometimes overdeveloped).	7	0	The purpose of the draft SPD is to guide well designed new development to ensure that the character of the area is enhanced.
Some designs are not in keeping with the area.	2	0	The purpose of the draft SPD is to guide well designed new development to ensure that the character of the area is enhanced.
"Please do not knock down beautiful old Victorian houses."	21	1	The purpose of the draft SPD is to guide well designed new development to ensure that the character of the area is enhanced. The existing Victorian houses form a key element of the character of the area and the draft SPD seeks to retain them where possible.
"Ellesmere Park is in a terrible state – what a mess this Council have made of this wonderful area."	7	2	The draft SPD provides a context for ensuring that new development is well designed and that the area can be improved.
11 Ellesmere Road has been highlighted as a good opportunity for new development – the question asked is 'what can the Council do?'.	1	0	The Council will determine any planning application in its role as the local planning authority.
"Save Monks Hall for everyone to enjoy. No flats!! – Monks Hall is being left to fall down." One person has responded to this "and just what would you do with it???"	9	0	Monks Hall is a Grade II listed building in private ownership. It is located within Area 3 and the Council will determine and planning application for its re-use or redevelopment in its role as local planning authority.
"Please do not allow Monks Hall to be made into flats."	2	1	Monks Hall is a Grade II listed building in private ownership. It is located within Area 3 and the Council will determine and planning application for its re-use or redevelopment in its role as local

			planning authority.
9 Victoria Road was built in 1740 and should be protected.	1	0	9 Victoria Road is already included in the Ellesmere Park boundary, and is within the Ellesmere Park Conservation Area.
<b>Boundary Treatments and Landscaping</b>			
New development should be heavily landscaped.	8	0	The landscape setting and street-scene are important elements of the character of Ellesmere Park. The draft SPD recognises this and provides guidance on its retention, maintenance and enhancement.
We feel very strongly that people should not be able to tarmac over the entire front garden, and also back gardens. Gardens should be used for residential purposes only and not for builders' yards or multiple car parking.	10	0	Front and back gardens are important elements of the character of Ellesmere Park. The draft SPD recognises this and provides guidance on their retention, maintenance and enhancement.
The loss of garden areas to hard standings has a negative impact on wildlife and should be resisted.	1	0	Front and back gardens are important elements of the character of Ellesmere Park. Mature landscapes help to maintain biodiversity and this enhances wider quality of life. The draft SPD recognises this and provides guidance on their retention, maintenance and enhancement.
Covering front gardens with hard (impervious) material also affects the water table adding to flooding problems – loss of landscaping to hard surfacing should be resisted.	3	0	Front gardens are important elements of the character of Ellesmere Park. The draft SPD recognises this and provides guidance on their retention, maintenance and enhancement. It also highlights the importance of good design in contributing to wider sustainability issues. The Sustainability Appraisal of the draft SPD recognises water quality and flood risk issues.
No garden infill should be permitted – we need to protect the character of Ellesmere Park and retain the generous garden areas.	8	0	The draft SPD provides a basis for well-designed new development. The garden areas of existing dwellings contribute to the character of the area and this is recognised in the document. Planning applications will be considered on their merits in line with a broad range of existing and emerging planning policy, and the design guide will be a material consideration on the determination of planning applications.
The trees within Ellesmere Park should be protected by Tree Preservation orders as they make a positive contribution to the visual amenity of the area. (Two people who have agreed for the most part with this statement feel	12	1	Many of the trees in Ellesmere Park are protected by TPOs. Trees have additional protection within the Conservation Area. The draft SPD highlights the importance of mature trees within Ellesmere Park and, with other planning policies, provides a context for providing replacement trees when appropriate.

that not all trees should be protected as some of the older ones need to be replaced)			
It would be helpful if some of the protected trees could be removed as they are too close to houses. We could afford to lose a few of them and still maintain the lovely character of the area.	4	0	Mature trees are a key element of the character of Ellesmere Park and the draft SPD seeks to retain them and resist unnecessary tree surgery. The Council will consider appropriate Work on protected trees subject to the appropriate application process.
Many trees in private gardens need pruning.	1	0	Mature trees are a key element of the character of Ellesmere Park and the draft SPD seeks to retain them and resist unnecessary tree surgery. The Council will consider necessary work on protected trees subject to the appropriate application process.
Advice on tree species should be provided.	1	0	The draft SPD provides advice on tree species and further advice is provided in the Trees and Design SPD.
Some of the trees need replacing, perhaps with smaller more easily maintained Silver birch or Rowan.	3	0	Large trees form an important part of the character of Ellesmere Park. Replacement trees should be appropriate to the character of the area.
Sycamore trees should be discouraged	4	0	Large trees form an important part of the character of Ellesmere Park. Replacement trees should be appropriate to the character of the area.
There are too many forest trees in the area.	1	0	Large trees form an important part of the character of Ellesmere Park. Replacement and trees should be appropriate to the character of the area.
Trees, walls, hard standings etc should be uniform.	14	0	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
There should be better control over railings, front garden walls and gates.	19	1	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
Boundary walls should be constructed from stone or brick and be topped with railings where appropriate.	9	0	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
Ghastly modern gates	3	0	The consistency of boundary treatments

should be resisted.			including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
False stone walls give a poor visual appearance.	2	0	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
Boundary treatments should retain the vernacular.	7	0	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
"I rebuilt my front garden wall with reclaimed stone, copings and gate posts. I also had original style railings and gates made. The planning department allowed my neighbouring houses to use yellow fake stone, cheap railings and thin paving stone slab copings. It looks silly and spoils the area"	2	0	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area.
New developments should have grass front gardens with no front boundary walls.	0	3	The consistency of boundary treatments including walls, front gardens, trees, and shrubs is an important part of the character of Ellesmere Park. The draft SPD recognises this and provides a typology of styles and materials appropriate in different parts of the area. The exclusion of front boundary walls would be detrimental to the character of the area.
<b>Streetscene and Traffic Generation</b>			
There is too much intensive car parking on Victorian house conversions (e.g. The polygon)	2	0	The draft SPD aims to ensure that appropriate car parking is provided in new developments in the area.
There is a need to protect what public open space is left after the major developments on the Greenwood School site and McDermott Homes on Eccles College land. No further major development should be	20	0	The planning permissions for these developments ensure that public open space is protected.

permitted.			
More street lighting is needed – the darkness attracts potential burglars and criminal opportunities (e.g. Victoria Road, The polygon, within Ellesmere Park itself).	29	0	The draft SPD will provide a context for future public realm improvements that should incorporate measures to address crime issues. The draft SPD is complemented by a separate SPD on Design and Crime.
Street lighting and other street furniture should be uniform, and of heritage design. They also need to be maintained better.	31	0	The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene, including materials and street furniture.
Provision should be made for more 'heritage' lighting both inside and outside the Victorian Core.	9	0	The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene, including materials and street furniture.
More litter bins and doggie bins should be provided to save fouling the verges and pavements.	18	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
Street cleaning in the area is of importance.	5	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
More litter bins are needed, (e.g. along Cavendish Road, Bradford Road and near to the schools).	16	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
More litter bins are required on the Polygon to stop rubbish being dumped on the grass. Also, one comment reads: "Woof, I need a doggie bin when I am walked on the Polygon"	6	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area. Doggy bins will be investigated for the Polygon but in the meantime, in response to "woof" your owner might care to carry a plastic bag in which to collect your waste and take it home for disposal in the bin - thank you for your canine comment.
Re-surfacing of roads required, partly from heavy traffic from building sites (e.g. Cavendish Road, Rutland Road, Stafford Road, Victoria Road). Potholes need sorting out!	98	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
Road signs need to face the right way, be cleaned, be straight, and in a good state of repair.	1	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general

			management and maintenance of the area.
Need to look after the polygon – it has covenants: Not to build on it; Keep as ornamental garden; and Maintain public access. It is a mess and the public access was lost when Wellington Road was diverted for the M602.	2	0	The draft SPD includes the Polygon as part of Area 2 and highlights it as an area of public open space that may be improved.
Regularly clear up leaves in Autumn, (e.g. Westminster Road is done regularly.... why not Stafford Road?)	2	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area. Residents can help by clearing leaves dropped from their trees and recycling them in the pink-lidded bins.
Trees need to be replaced as they are removed – they could be introduced within grass verges, which would help prevent cars parking on them.	8	0	Existing planning policies provide for the replacement of protected trees, and the draft SPD recognises the importance of trees to the character of the area. The character of Ellesmere Park is based more on trees planted within gardens rather than in grass verges.
More tree planting is needed/trees retained throughout Ellesmere Park – they are an important element of the street scene “feeling of nature”	59	0	Existing planning policies provide for the replacement of protected trees, and the draft SPD recognises the importance of trees to the character of the area.
All trees that are planted as part of new developments should be protected by Tree Preservation Orders.	1	0	This is an issue that can be investigated further.
Trees that are on the pavements should be maintained more as should the grass verges. Many of the trees need pruning/pollarding/topping /root pruning. “In need of TLC”.	15	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area. The general principle in the draft SPD is that trees give the area a special character. Applications for works to protected trees will be treated on their merits.
More attention should be paid to overhanging trees and shrubs which impede pedestrian footpaths (including trees in private gardens)	4	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area. Residents have a responsibility for maintaining trees and shrubs within their boundaries, which might affect the

			public realm. The general principle in the draft SPD is that trees give the area a special character. Applications for necessary works to protected trees will be treated on their merits.
A sustainable management plan is required for all tree lined routes and public open spaces.	2	0	The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene, including materials and street furniture, and the management and maintenance of tree lined routes and public open spaces.
Some tree roots cause damage to footpaths.	1	0	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
Trees fouling telephone wires on Stafford Road. Why is permission denied for removal/pruning? "Get underground cable" one person has responded.	1	1	The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area. The general principle in the draft SPD is that trees give the area a special character. Applications for works to protected trees will be treated on their merits.
Grass verges throughout the area should be replaced following building projects over the last 3 years where heavy plant has ruined them (particularly in the conservation area, along Stafford Road and Ellesmere Road, and at the roundabout at the bottom of Stafford Road). "Please do not let contractors park on the verges". "Verges and bushes uprooted and not put back"	101	1	The grass verges in parts of Ellesmere Park form an important part of the typology of boundary treatment that is integral to the character of the area. The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene and address management and maintenance of tree lined routes and public open spaces.
Council should properly maintain grass verges – do not cut too short and remove leaves so the grass underneath does not die – too many muddy patches now!	7	0	The grass verges in parts of Ellesmere Park form an important part of the typology of boundary treatment that is integral to the character of the area. The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene and address management and maintenance of tree lined routes and public open spaces.
Verges in Westminster Road under elderly trees can't be maintained,	2	0	The grass verges in parts of Ellesmere Park form an important part of the typology of boundary treatment that is

grass won't grow. There is a horrible mix of paving stones (concrete), tarmac and beaten earth where grass was – this creates a poor appearance of what should be elegant streets.			integral to the character of the area. The draft SPD will provide a context for future public realm improvements that should look to address the consistency of improvements to the street-scene and address management and maintenance of tree lined routes and public open spaces.
Speed bumps on Sandwich Road are needed as it is currently used as a rat-run.	2	0	The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
Through traffic needs to be stopped.	14		The draft SPD will provide a context for future public realm improvements and parking management issues within Ellesmere Park may be investigated as part of this.
Traffic needs to be calmed in Ellesmere Park (e.g. approach to Sandwich Road from Half edge Lane – very dangerous bend, along Monton Road)	23	0	The draft SPD will provide a context for future public realm improvements and parking management issues within Ellesmere Park may be investigated as part of this.
Traffic lights are needed at Cavendish/Ellesmere Road Junction and double yellow lines are required for 30yds on Cavendish Road as it is an accident hot spot.	5	0	The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
There are other ways of slowing down traffic than the use of speed bumps, which only damage cars (e.g. road narrowing).	3	0	The draft SPD will provide a context for future public realm improvements and parking management issues within Ellesmere Park may be investigated as part of this.
Speed bumps need reducing in height as they are damaging vehicles.	7	2	The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
“No speed bumps through Monton Village”	3	0	This project has been subject to a separate consultation exercise and is outside the Ellesmere Park area.
Ellesmere Park cannot cope with any more parked cars.	18	0	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
All new developments should provide adequate off-road parking for both while the development is being constructed and for future residents. (e.g.	8	0	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic

There is a lack of adequate parking at the New Granville site on Victoria Road)			and parking management issues within Ellesmere Park may be investigated as part of this.
Roads cannot cope with any more traffic. They already need desperate attention. Pavements are badly affected by heavy lorries parking on them (e.g. Stafford Road and 3 sisters site). The infrastructure is not built to support change from single family building to multiple occupancy flats.	24	1	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this. The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
Chatsworth Road traffic is now excessive with new schools open. It was a quiet cul-de-sac when we moved in 30 years ago – now 4 school entrances open onto Chatsworth.	9	1	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
Too many cars are parked on pavements – this needs to be stopped. (e.g. it is very difficult when pushing a child's buggy).	12	0	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this.
Branwood parents park daily on pavements both sides of Stafford Road, resulting in over 200 cracked paving slabs.	1	0	The draft SPD and other planning policies provide guidance on the need to incorporate appropriate parking within new development. The draft SPD will provide a context for future public realm improvements and traffic and parking management issues within Ellesmere Park may be investigated as part of this. The draft SPD will raise the importance of a range of issues in the Ellesmere Park Area. This is likely to help focus investment into the general management and maintenance of the area.
Policies should be introduced in relation to streetscape (e.g. pavements, lighting and edging should be of a consistent design and material – i.e. not tarmac and concrete)	41	0	The draft SPD recognises the importance of the consistency of boundary treatments and the street-scene in Ellesmere Park and sets out a typology of styles and materials in different parts of the area. The draft SPD will provide a context for future public realm improvements.
Only stone paving should be used in the	3	0	The draft SPD will provide a context for future public realm improvements and

conservation area.			this may involve identifying a palette of appropriate materials.
There is a gateway opportunity at the junction of Victoria Road, Stafford Road and Monton Road. It needs to be reinstated as it is being used as a rat run.	18	0	Important gateways and entrance points have been identified in the draft SPD. The draft SPD will provide a context for future public realm improvements. The enhancement of gateways / entrances to the area may be considered as part of this work.
Pedestrian gateways are not always appropriate as they can discourage cyclists.	1	0	Pedestrian and cyclist accessibility should be designed together.
Advertising boards should be controlled.	1	0	It is understood that there are no obtrusive advertising boards in the area at present. This will be monitored.
"The linear walkway to the west of Ellesmere Park needs cleaning up."	1	0	Agreed.
Make Eccles College provide more parking to keep Chatsworth Road, Bradford Road and Cavendish Road Rd clear or stop students parking cars.	3	0	This issue can be investigated with the College.
Traffic lights are needed at the junction of Cavendish Road and Monton Road.	2	1	The draft SPD will provide a context for future public realm improvements and traffic management issues within Ellesmere Park may be investigated as part of this.
<b>Other comments</b>			
Consultation with the community is good – a representative body would be useful (educational establishments also need to be part of this)	1	0	The Council is keen to maintain community involvement in the planning process. A number of representative bodies are operational within the area and welcome new members.
"The base map is not up to date – some new developments are not shown."	3	0	This can be addressed through Ordnance Survey map updates.
More notice of consultation events is needed.	1	1	Noted.
It is important to promote the area in other ways – lectures, historical society, garden society etc to teach people.	1	0	There may be a role for local representative groups, history groups, schools, and colleges to consider how these activities may be delivered.
The access to Eccles colleges off Chatsworth road should be removed – "maybe the United Utilities land could take a road linking it to the college, Folly Lane and the East Lancs"	1	0	Chatsworth Road is the main vehicular access to Eccles College and this is not likely to change.
Footpath from Ellesmere	9	0	The fence has been removed. The

Road to Victoria Crescent has been fenced off for years – this fence needs removing. Another person has added “Yes, it makes you feel vulnerable when you are walking through”			footpath is recognised in the draft SPD as an important walking and cycling link within Ellesmere Park.
“Two trees with TPOs have died outside No.5 The Polygon – have woodworm. Trees outside No.3 were killed by builders and have fallen down.”	1	0	This will be investigated.
“Knotweed needs to be addressed in Ellesmere Park itself.” The Park needs retaining but landscaping.	6	0	Knotweed is an invasive plant and is being dealt with in various parts of Ellesmere Park, including the Three Sisters Nature Park.
No more schools should be allowed in the area	1	0	The locational requirements of the education authorities and private education establishments will be dealt with on their merits.
The woodland area to the north of Bradford Road needs to be restored and saved for recreation and wildlife. “lights need urgent attention”	10	1	The maintenance of the lights will be investigated. The woodland area north of Radford Road is outside the remit of the draft SPD but can be raised in other parts of the Council.
“Hands off 3 sisters land and never allow any more green space to be invaded by building here for profit”	1	0	The draft SPD recognises the importance of the Three Sisters Nature Park as an area of public open space, and provides a context for the possible investment of planning obligations resources for its improvement.
Three Sisters site needs to be cleaned up.	1	0	Local residents have recently undertaken a clean up exercise that has significantly improved the appearance of the area.
Weight and time restrictions should be introduced to stop lorries on narrow roads and clashes with school times respectively.	1	0	Noted.
“Stop lorries using The Polygon as a turn around – it is damaging the cobbles”	4	0	This will be investigated.
“Stop putting double yellow lines in the Polygon – its not in keeping.”	1	0	Double yellow lines are the standard mechanism to prevent illegal car parking.
Land to the north of Folly brook is an eyesore and needs improvement.	1	0	Noted. It may be possible to investigate possible improvements to this area in the future.
Open space provided for McDermott’s development north of	2	0	Noted.

Bradford Road is "laughable".			
Open space that links up with each other is required to provide for wildlife.	1	0	The open, spacious, well-landscaped character of Ellesmere Park supports a wide range of wildlife and there are good links between areas of private and public open space.
"Could the playing field by Quaker bridge be improved?"	1	0	The draft SPD will provide a context for future public realm improvements and improvements to this area may be investigated as part of this.
The footbridge over Bradford Road should be removed – kids gather here.	2	1	The footbridge serves an obvious purpose as part of the Linear Walkway and is not likely to be removed. There are more appropriate ways of serving the needs of young people.
Rubbish is left to pile up in some gardens.	2	0	This is the responsibility of residents.

4.14 The consultation networks established to date will continue to be used to guide other proposed SPDs.

## 5. Formal Public Consultation

5.1 The draft SPD was subject to a period of formal public consultation from 19<sup>th</sup> May to 29<sup>th</sup> June 2006.

5.2 The statutory consultees formally invited to comment by letter are listed at Appendix C.

5.3 The SPD documents (comprising the draft SPD, Consultation Report, and Sustainability Appraisal) were available for inspection at the following locations:

- On the council's website: <http://www.salford.gov.uk/spdconsultation>
- Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5BW. Opening times: Monday to Friday, 8.30am to 4.30pm.
- Emerson House, Albert Street, Eccles, M30 0TE.
- Opening Times: Monday to Friday 8.30am to 4:30pm.

5.4 The documents were also available to purchase as "hard copies" at a cost of £10 each from the Spatial Planning team at Salford City Council.

## 6. Representations Received

6.1 The following organisations / persons submitted representations within the formal consultation period:

- Mrs Jane Healey Brown.
- Mrs J and Mr K Flannery.
- Mr John Rabbit.

- Countryside Agency.
- Ellesmere Park Residents Association (Mr Bruce Thompson).
- Environment Agency.
- Greater Manchester Passenger Transport Executive.
- Government Office for the North West.
- Highways Agency.
- North West Regional Assembly.
- Royal Mail Group Plc.
- Sport England.
- United Utilities.

## **7. Main Issues Raised**

7.1 The main issues raised in the representations were as follows:

- Landscaping and sustainability.
- Open space protection.
- Inclusion other areas within the SPD boundary.
- Mentioning the presence of the Roman Road.
- Design and Access Statements.
- Definition of the SPD area and clarification of the role of policy regarding Conservation Areas and other areas.
- Preserving porous garden areas to improve surface water drainage.
- Tree planting should avoid underground and overhead utility services.
- Incorporating references to Regional Spatial Strategy and NW Best Practice Design Guidance.
- Clarification of policy control and guidance on protecting open spaces.
- Retaining density standards re: Planning Policy Guidance Note 3.
- Infill development in gardens.
- Avoidance of pastiche architecture.
- Gateways into the area.
- Viability of development tests.
- Suggested requirement for specified number of trees per new dwelling.
- Make explicit reference to locations of off-site open space provision.
- Cycle parking and storage.
- Tree Preservation Orders.
- Bin storage.
- Production of a Conservation Area Management Plan.
- Clarification of “contributions to the public realm”.
- Water conservation and sustainable construction measures.
- Highways issues.
- Environmental issues.
- Royal Mail issues.
- Public transport requirements.
- Public realm maintenance.

7.2 A detailed summary of the representations made by organisations and persons responding to the formal consultation, along with the council's responses, can be found at Appendix D.

## **8. Sustainability Appraisal**

8.1 In adopting the final draft, the council must consider how sustainability issues have been integrated into the document and how the Sustainability Appraisal (SA) has been taken into account.

8.2 Recommendations for changes to the consultation draft are included in the Sustainability Appraisal that accompanies the SPD. None of the representations questioned the content of the SA.

8.3 The appraisal has been amended to reflect the changes to policies made in response to other representations. It is considered that the sustainability issues have been adequately addressed. The revised SA is published on the council's website ([www.salford.gov.uk/ellesmereparkspd](http://www.salford.gov.uk/ellesmereparkspd)).

## **9. Equality Impact Appraisal**

9.1 In accordance with the Race Relations (Amendment) Act 2000, a first stage Equality Impact Assessment has been carried out on the draft SPD. This concluded that a more detailed appraisal was not required, as the SPD has no significant differential impact on any group. The assessment is available on the council's website ([www.salford.gov.uk/ellesmereparkspd](http://www.salford.gov.uk/ellesmereparkspd)).

## APPENDIX A

### ELLESMERE PARK RESIDENTS ASSOCIATION DOCUMENT



# Ellesmere Park Residents' Association

[www.epra.freeuk.com](http://www.epra.freeuk.com)

## Boundaries

We need to expand the boundaries as to what is considered eligible to fall into the Ellesmere Park Local Development Scheme (attached map refers).

Any controls in the old Development Control Policy relating to the Victorian Core should be expanded to include any pre-1910 properties within EP. Reason being that we consider that the Victorian Core is a concept of the street scene and expansion to include similar Victorian and Edwardian properties within the enlarged EP area seems appropriate.

The notion of the Victorian Core should be retained from the concept of the wider aesthetic appeal of the immediate environment and each particular vista.

The individual merits of any pre-1910 property should be safeguarded wherever it is within EP.

## Green Space Policy

There should be a moratorium on any more large-scale development within Ellesmere Park to prevent continued erosion of green space.

Our policy is not to allow garden infill as one of the major attractive characteristics of the area is the fact that there are numerous properties with large gardens.

## Local Design

The street scene to be maintained with deep footpaths and with the retention of tree lined roads and the reinstatement of tree lined roads such as Victoria Crescent.

Attempts should be made to reduce street parking.

Any new buildings to be in character and with generous numbers of windows.  
Expansion of heritage lighting throughout Ellesmere Park.  
Pavements – restoration of paving slabs rather than tarmac. Any pavements disturbed by utility companies should be reinstated in keeping with the area.  
The area should be maintained as predominantly residential with business use being restricted to owners of properties only, provided that this would not include bringing in outside workers. Under special circumstances, small enterprises could be permitted when no domestic use for an individual property could be proven.  
All avenues should be explored to retain large houses as single family units rather than a simple presumption taken that conversion into flats is the only viable option.

## Crime Prevention

Consideration should be given to design in crime prevention measures on any new developments providing this is achieved in an aesthetically pleasing way.  
Crime prevention measures to include consideration of adequate lighting.

## Traffic

We are concerned about the present use of some roads as 'rat-runs'. Any public initiatives should have a rigorously enforced transport strategy.  
Use of selected road closures to reduce 'rat-runs'.

## Monton Sport Club

To be retained in the ownership of the members for the benefit of the local community as a whole.

## Criteria For Demolition

A cost/benefit analysis when required to prove the need to demolish a property should be undertaken by a completely independent qualified consultant. The cost of any such report to be addressed to the council and to be paid for by the prospective developer.

The whole concept of demolition needs stricter guidelines and a wholesale review is needed.

Any prospective developer considering demolition must prove that the property had previously been extensively advertised for sale and had failed to attract interest at an appropriate price. Proof of extensive efforts to sell a property (before applying to demolish) should be made to the satisfaction of council officers and the local community).

A list of buildings worthy of retention must be created.

If we have a list of TPO's, then similarly, can we have a list drawn up of buildings worthy of protection.

## Tree Preservation Orders

A List of TPO's needs to be kept up to date and regularly reviewed. Any removal of a single tree needs to be balanced with the planting of at least one replacement in an appropriate position.

## Footpaths

We seek to maintain and further develop public footpaths between green spaces with a view to making these more of an integral part of the local environment.

We wish to upgrade cycle paths and footpaths to make them more central components of the community.

Footpath alignment at road junctions need to be reviewed with attention paid to 'desire lines' made by pedestrians.

The retention of the character of the three currently unadopted areas at either end of Ellesmere Road and at the bottom of Victoria Road should be ensured.

## Gateways

There are three pedestrian accesses to Ellesmere Park (either end of Ellesmere Road and at the bottom of Victoria Road where it meets Stafford Road), which have been allowed to decay. Gateways to be re-introduced at these points to restore the heritage of the area.

**In addition to the above points, we wish to have the following clauses (possibly amended slightly to include the above ideas) from the existing Development Control Policy included in the new document:**

Seek to maintain the character of the area, both in terms of its predominantly residential use and the design of its buildings.

Development to repeat the positive character of the local area and to contribute towards local identity and distinctiveness. High-density residential development that had an unacceptable impact on the character of the area would not be consistent with this policy.

New development must not have an unacceptable impact on the amenity of existing residents.

Within that part of Ellesmere Park that has been designated a conservation area, additional protection would be afforded in that development would only be permitted where it would preserve or enhance the character and appearance of the conservation area.

Buildings that make a positive contribution to the character and appearance of the conservation area should be protected from demolition.

In the case of sub-division of Victorian style dwellings into more than one residential unit, the development represents an appropriate conversion having regard to the size, nature and condition of the property.

New residential development in the Victorian Core would normally be expected to be in the form of flats. Conversely, outside the Victorian Core new residential development would be expected to be in the form of two storey houses.

The City Council should encourage, as a priority, the retention of larger properties within the area.

Strict design control over and above that normally imposed is necessary to ensure that the proportion and detailing of new development and its relationship to adjacent development reflects this inherent character and quality.

## APPENDIX B

### LIST OF STAKEHOLDERS INVOLVED IN CONSULTATION PRIOR TO PREPARATION OF CONSULTATION DRAFT

LIST OF STAKEHOLDERS INVOLVED IN CONSULTATION TO DATE	METHOD OF CONSULTATION	
	Focus Group Meeting	Leaflet drop and exhibition
Neighbourhood Manager – Eccles	X	
Ellesmere Park Residents Association	X	X
Sylvia Bland (Group Leader)	X	
Simon Plowman (Principal Planning Officer)	X	
Anthony Stephenson (Principal Planning Officer)	X	
Tim Hartley (Principal Planning Officer)	X	
Peter McAnespie (Urban Designer)	X	
Joe Martin (Conservation Officer)	X	
All Ward Councillors		X
All properties in and around Ellesmere Park (approximately 1300)	X	X

## **APPENDIX C**

### **STATUTORY, GENERAL AND SPECIFIC CONSULTEES WHO WERE INVITED TO COMMENT ON THE DRAFT SPD (IN ADDITION TO THOSE LISTED IN APPENDIX B)**

In addition to the consultees listed above, the following groups were be invited to comment on the draft SPD by letter:

Architectural Liaison Officer Greater Manchester Police HQ  
Bolton MBC  
Bury MBC  
CABE  
Civic Trust (Northern Office)  
English Heritage  
English Nature  
GM Archaeological Unit  
Government Office North West  
Greater Manchester Ecology Unit  
Greater Manchester Geological Unit  
Manchester City Council  
North West Development Agency  
North West Regional Assembly  
Salford CAB  
Salford Community Network  
Salford Disability Forum  
Sustainability North West  
The Countryside Agency  
The Environment Agency  
Trafford MBC  
Warrington BC  
Wigan MBC

## APPENDIX D

### SCHEDULE OF RESPONSES TO CONSULTATION DRAFT

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
Mrs Jane Healey Brown.	Landscaping and sustainability.	1.1		It would be helpful to include landscaping in the first bullet. Reference to traffic and movement would be valuable. Sustainability as an objective would also be valuable, which could be expanded elsewhere in the SPD in terms of building engineering as well as links to public transport, shops and wider sustainability issues	Policy EP9 covers a range of traffic and movement issues. The council's approach to sustainable construction principles is to be detailed in a separate SPD, and the sustainability approach taken in the preparation of this SPD is detailed in the accompanying Sustainability Appraisal.	Reference to landscaping is now incorporated into the first bullet point of paragraph 1.1.
Mr Matthew Rushton, Sport England	Open space protection.	1.5	EP2	Sport England is pleased to note that the SPD will supplement policy R1 Protection of Recreation Land and Facilities (para 1.5), which is in line with the consultation results (para 5.6) that open spaces should be protected. As such Draft policy EP2 which seeks to protect 6 specific open areas A-E is supported.	Noted.	No change.
Mr Bruce Thompson, Ellesmere Park Residents Association	Include other areas within the SPD boundary.	Chapt.1	Picture 1.1	The Draft SPD Boundary: It would benefit the Community to include the areas regarded by the EPRA as being Ellesmere Park, specially the "new" Bradford Road	Whilst Mr Thompson makes a good point about Bradford Road, Eccles College and other newly developed areas	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				developments and Eccles College grounds. (In accordance with the map submitted by Bob Berry some time ago.) (Attached). The Bradford Road development and McDermott Homes houses should be regarded as being part of the local community. The only road out from these houses is down Cavendish Road through Ellesmere Park, thus impacting on the area as a whole.	as being part of the Ellesmere Park community this SPD relates primarily to design issues. Its purpose is to establish design principles in the Conservation Area and the adjoining area of Victorian / Edwardian streets. It would not be appropriate to use these principles in distinct and self-contained areas of more modern development.	
Mr John Rabbitt	Mentioning the presence of the Roman Road.	2.12		As someone who is interested in the history of Ellesmere Park, I thought that in Section 2.12 page 8/9 it would be worth mentioning in bullet point "3" that there is a significant length of Roman Road crossing the Three Sisters nature park. This Roman Road is probably the longest surviving section of Roman Road in Greater Manchester, being over 100m in length. Confirmation of this fact can be obtained from Joe Martin, the Conservation Officer for Salford. This I am sure helps to reinforce the importance of this area both to the city of Salford	Agreed that this reference should be included.	Reference to the Roman Road has been incorporated into the third bullet point of paragraph 2.12.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
Government Office for the North West	Definition of the SPD area and clarification of the role of policy regarding Conservation Areas and other areas.	Chapt.2		<p>and the wider community.</p> <p>The SPD covers three areas:</p> <ul style="list-style-type: none"> <li>• Sub area 1 - the Ellesmere Park Conservation Area</li> <li>• Sub area 2 - the Broader Ellesmere Park area</li> <li>• Sub area 3 - The Victorian streets adjoining Ellesmere Park</li> </ul> <p>The areas are set out in Picture 2.1. The policies in the SPD, though, apply to all three areas with no distinction made between them. It is not clear how Picture 1.1, which sets out the boundary of the SPD, the existing Ellesmere Park Conservation Area, and additions to the existing boundary relate to Picture 2.1 above. Are additions in Picture 1.1 proposed additions to the Conservation Area boundary? Paragraph 5.12 of the draft SPD says that an assessment is due to be carried out in 2007/08, which will look at whether the conservation area boundary should be extended. It would have been preferable for this assessment to have been done so that it could inform the SPD.</p>	<p>The purpose of the Ellesmere Park SPD is to update the existing SPG, which already covers a broader area than the Conservation Area and has been used successfully for development control purposes since the early 1990s. One of the key reasons for identifying the three sub-areas is so that Design and Access Statements can refer to their specific characteristics rather than simply to Ellesmere Park as a whole. It is important to develop design principles for both the Conservation Area and the wider area to guide developers on the council's aspirations to achieve high quality development. It is considered that the introduction to Section 2 of the SPD does clearly define and explain the three sub areas. The</p>	<p>Those SPD policies and reasoned justifications that appeared unclear have been modified as a result of GONW's and others' consultation comments, and these now differentiate between the level of control in the Conservation Area and Sub Areas 2 and 3.</p>

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				<p>Paragraph 3.6 indicates that the issue of extending the conservation area boundary was an issue identified in a public consultation exercise but the suggestion has not been acted upon. You will see below that there are problems in attempting to apply common policies to a conservation area and to adjoining areas which are not designated as a conservation area.</p>	<p>council's planning, conservation, and urban design officers have surveyed the characteristics of these sub areas. The SPD is not designed solely to address issues in the Conservation Area. These issues will be addressed in a Conservation Area Management Plan, which will be prepared following the completion of the forthcoming Ellesmere Park Conservation Area Character Appraisal and TPO review scheduled for 2007/08. Resources have not permitted this work to be undertaken earlier, but it is identified as part of an ongoing work programme. The appraisal may identify extensions to the Conservation Area and recommend further, more detailed design and enhancement policies for it, which in turn could prompt a</p>	

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
					<p>review of the Ellesmere Park SPD. All of this work will be subject to public consultation and involvement. The appropriate mechanism for identifying any extensions to the boundary of the Conservation Areas is through the forthcoming Conservation Area Character Appraisal. Those SPD policies and reasoned justifications that appeared unclear have been modified as a result of GONW's and others' consultation comments, and these now differentiate between the level of control in the Conservation Area and Sub Areas 2 and 3. The remaining policies and reasoned justifications relate to issues common to all three sub-areas and so no distinction between them is required.</p>	
Mr David Hardman,	Preserving	3.4		United Utilities supports Salford's	Noted.	No change

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
United Utilities	porous garden areas to improve surface water drainage.			position in wishing to preserve porous garden areas as this would reduce the risk of foul flooding problems. The loss of garden areas to development and car parking will lead to greater surface water run off which will enter the combined public sewerage system. There are sewer capacity problems, particularly in the south west of this development area and the loss of garden areas will exacerbate the risk of foul flooding problems.		
Mr David Hardman, United Utilities	Tree planting should avoid underground and overhead utility services.	3.16		Please consider amendment to "More tree planting (avoiding underground/overhead utility services)". United Utilities agrees with the principle of tree planting, however deep rooted shrubs and trees should not be planted in the vicinity of underground / overhead utility services	Agreed that this amendment should be included.	Bullet point 3 under "Street-scene and traffic" now incorporates reference to "avoiding underground / overhead utility services.
Mr Duncan McCorquedale, NWRA	Incorporating references to Regional Spatial Strategy and NW Best Practice Design Guidance.	Chapt.3		In addition to Government policy within PPS1 (mentioned in the 'Overview' of Section 3), it would be useful to include a reference to policy DP3 of the adopted Regional Spatial Strategy (RSS) and policy DP1 of the submitted draft RSS which could be useful in setting the SPD in a regional	Given the current status of regional planning policy, it is considered that it would be inappropriate to make reference to either RPG policy or unadopted draft / emerging Regional Spatial Strategy policy.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				<p>context.</p> <p>It may also be useful to refer to the Assembly's recently published North West Best Practice Design Guide that provides an overview of good practice design within the region, including case studies. The guide also contains information on sustainable design issues, such as energy efficiency in buildings and sustainable construction methods. The draft SPD currently does not feature these elements of sustainable design, concentrating mainly on traditional urban design elements. It is felt that the SPD could be strengthened if the scope was widened to include consideration of how the aforementioned areas of design could be incorporated. Links to further information and guidance on this can be found in the NW Best Practice Design Guide.</p>	<p>The timescale for considering and adopting the RSS is such that references to it could more appropriately be included should the SPD is reviewed following the Conservation Area Character Appraisal work in 2007/08. The council is preparing separate SPDs on sustainability issues and it is considered that these will provide detailed advice complementary to the Ellesmere Park SPD's specific design guidance. It is also important to ensure that the SPD is streamlined and easy to read, and therefore it is not considered appropriate to seek to provide a summary of all the design policies at the national, regional and local levels that might apply, and any attempts to do so would be likely to date very quickly.</p>	
Government Office for	Design and	Chapt.4	EP1	The need for this policy needs to	The wording of this	The wording of this policy

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
the North West	Access Staements.			be examined in the light of the introduction of Design and Access Statements in Circular 1/2006, Guidance on Changes to the Development Control System. The policy would seem to be unnecessary in the light of the requirement for a design and access statement to accompany and support a planning application. If the policy is retained it should be recast to indicate the issues such a statement should address in the area covered by the SPD e.g. the matters covered in the second part of the policy.	policy and reasoned justification has been altered to state the requirements for Design and Access Statements from Circular 01/06, which supersedes some aspects of UDP policy DES11. The wording of the policy relates to the council's agreed approach to dealing with Design and Access Statements. Given that the purpose of the Ellesmere Park SPD is to provide design guidance for the area it is considered appropriate to retain it in its amended form.	and reasoned justification has been altered to state the requirements for Design and Access Statements from Circular 01/06, which supersedes some aspects of UDP policy DES11.
Government Office for the North West	Clarification of policy control and guidance on protecting open spaces.	Chapt.4	EP2	This policy goes beyond the UDP policies to which it is attached in expressly ruling out development on the areas of open space mentioned. This is not appropriate for an SPD policy. The protection of the open spaces involved will be through the use of UDP policies. If a reference to the open spaces involved is to be retained, the policy should be recast to say that	The amended policy wording brings the policy in line with the UDP policy. The amendments in paragraph 4.6 address concerns raised by Sport England under Policy EP8.	Modifications to policy EP2 and paragraph 4.6.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				they will be protected through the application of relevant UDP policies.		
Mrs Jane Healey Brown	Gateways to the area.	Chapt.4	EP3	It would be helpful to include reference to the need to improve and develop key gateways into the area. The creation of gateways based on the key characteristics of the area, including the strong landscape and built features will help give the area a greater identity both internally and externally.	It is considered that the policy and reasoned justification, along with Picture 4.1, already identifies and provides for improvements to the key gateways into the area. It is not considered necessary to identify additional gateways.	No change.
Mr Bruce Thompson, Ellesmere Park Residents Association	Viability of development tests.	Chapt.4	4.12	“Proposals for the re – development of existing buildings will need to demonstrate that this is the only practicable option.....etc”. Previous experience of re – development proposals which have led to demolition reinforces the need for an independent authoritative assessment to be done pursue any case for demolition. As a Community we have not been convinced by developers “proof” of non – viability for re-use. We therefore suggest that 4.12 be re – drafted to include a requirement for “A completely verifiable independent assessment proving	It is considered that the requirement for Design and Access Statements to support development proposals will meet the concerns expressed by the EPRA, and reference to this is has been inserted into paragraph 4.12.	New reference to Design and Access Statements in paragraph 4.12.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				that retention of an existing property is not financially viable to be presented to Council Officers and available for public scrutiny, if demolition of any building in the S.P.D. area is proposed".		
Government Office for the North West	Differentiation between controls in the Conservation Area and sub-areas 2 and 3.	Chapt.4	EP4	This is one of the policies where a distinction needs to be made between the conservation area and the non-conservation area parts of Ellesmere Park. It is the part of the policy that deals with the control of alterations to existing buildings that gives rise to a problem. The controls are appropriate within a conservation area and powers already exist to exercise such control. It is not appropriate, though, for the SPD to seek to apply these levels of control to areas outside the conservation area, If the council wishes to control such development in the non-conservation part of Ellesmere Park this should be done formally through extending the conservation area boundary. The policy as worded is not acceptable.	The policy has been modified to take GONW's comments into account, differentiating between controls in the Conservation Area and sub-areas 2 and 3. The purpose of this SPD is to protect the Conservation Area and offer design guidance to potential applicants and DC officers to help protect and enhance the wider area, which has its own demonstrable character. The SPD also takes a "spatial planning" approach towards influencing the actions of others outside the development control process wherever possible in order to maximise the benefits for the Ellesmere Park Area. It will replace the	Modifications to policy EP4 to differentiate between controls in the Conservation Area and sub-areas 2 and 3.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
					<p>existing Ellesmere Park SPG, which covers an area outside the Conservation Area. The policy modifications aim to clarify what can be done re: the Conservation Area and the wider area. The issues specifically relating to the Conservation Area and its possible extension will be dealt with when the council undertakes its Conservation Area Character Appraisal, scheduled for 2007/08. It is considered that the amended wording of the policy and reasoned justification addresses GONW's concerns.</p>	
Mr Matthew Rushton, Sport England	Retaining density standards as per Planning Policy Guidance Note 3.	Chapt.4	EP5	Draft Policy EP5 seeks to retain the spacious character of the area by restricting building coverage in order to reflect the low density character of the area. Notwithstanding, PPG3 guidance should take precedence regarding density, and the SPD should be in line with that guidance, as it assists the	National planning policy expressed in PPG3 / draft PPS3 (Housing) will be a material consideration in the determination of any planning application in Ellesmere Park. However, the SPD seeks to provide design	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				retention and protection of greenfield land.	guidance to ensure that the special character of the Ellesmere Park area, which is of relatively low density development in spacious grounds, is protected and enhanced.	
Mr Bruce Thompson, Ellesmere Park Residents Association	Infill development in gardens.	Chapt.4	4.15	In view of recent applications, and the responses taken at Monton House Hotel opposing garden infill, we are concerned that this is not specifically mentioned. To preserve the essential character of Ellesmere Park the large gardens need protection from development. We therefore propose an additional clause such as "To retain the spaciousness and low density which characterise the area, development of separate dwellings in garden areas will not be permitted".	There may be some limited circumstances where development in gardens may be suitable, therefore a blanket restriction would not be appropriate. It is not considered necessary to make Policy EP5 and paragraph 4.15 more specific in the level of control over development in garden areas, as they offer an appropriate degree of control in line with the UDP and national planning policy, which now includes the requirement for providing Design and Access Statements. The requirement for Design and Access Statements will ensure that any such proposals are fully	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
					justified.	
Mrs Jane Healey Brown	Avoidance of pastiche architecture.	4.20		Support the need to avoid pastiche and allow non-traditional materials where a scheme would comprise high quality materials and design.	Noted.	No change.
Mrs Jane Healey Brown	Requirement for specified number of trees per new dwelling.	Chapt.4	EP8	A policy requirement for a specified number of trees per dwelling unit, or equivalent contribution, may be appropriate to ensure the continued greening and maintenance and replacement of existing trees. This policy approach has been adopted elsewhere, including the National Forest authorities in the East Midlands.	The UDP contains policies that enable numbers of trees or equivalent contributions to be specified for new development. The wording of Policy EP8 is considered appropriate to Ellesmere Park as it allows control and influence over the provision of new trees in the area. The need for high quality and sensitive landscaping is covered in Policy EP10. The appropriate number of trees will depend on a variety of factors, not least the size of the site, the location of buildings, length of boundary, and the type and size of tree species, so it would be inappropriate to seek to specify a precise number	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
Mr Matthew Rushton, Sport England	Make explicit reference to off-site open space provision.	Chapt.4	EP8	Draft Policy EP8 - provision of private gardens for houses, and communal areas for apartments. An opportunity exists to make explicit reference to off site open space provision in line with paragraph 5.14 Planning Obligations, particularly as paragraph 3.4 makes reference to development pressures from a growing large number of apartments.	of trees for all situations. The aim of this policy is to introduce a set of standards that will ensure that an appropriate level of private amenity space is provided as a minimum. Developers will need to adhere to these standards and demonstrate that they have met them satisfactorily through their Design and Access Statements. This in turn will help to address the future erosion of the character of the area identified in paragraph 3.4. Where developers submit proposals that do not meet the standards, they will need to identify and explain how this is to be compensated for elsewhere in the Ellesmere Park Area. The need for open space provision, and the priority open spaces for certain types of improvement, is covered in the	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
					Greenspace Strategy SPD.	
Mr Matthew Rushton, Sport England	Cycle parking and storage.	Chapt.4	EP9	Sport England supports draft policy EP9 re cycle parking and storage - re to be secure, well lit and well located to building entrances.	Noted.	No change.
Mr Bruce Thompson, Ellesmere Park Residents Association	Tree Preservation Orders.	4.3		Mention is made of Tree Preservation Orders. Some time ago, a comprehensive update of TPOs was promised. To our knowledge, this has not yet taken place. An update of TPOs should be completed, and an up to date map included in the SPD.	The review of the Tree Preservation Orders in the Ellesmere Park SPD area will be undertaken in 2007/08 to inform the concurrent Conservation Area Character Appraisal. A new plan (described as Picture 4.2) will be incorporated into the SPD to indicate the general locations of the existing TPOs, and contact advice has been included in paragraph 4.30 to guide interested parties to seek detailed advice from the Council's Arboriculture Officer.	Inclusion of a new plan to identify locations of TPOs.
Government Office for the North West	Differentiation between controls in the Conservation Area and	Chapt.4	EP10	This is another policy where a distinction needs to be made between the conservation area and the other parts of Ellesmere Park. The policy is attempting to put in place control over trees that	The amendments aim to clarify the difference between levels of protection on the Conservation Area and TPOs and the wider	Modifications to policy EP10 to clarify the difference between the level of control exercised in the Conservation Area and sub-areas 2 and 3.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
	sub-areas 2 and 3 re: Tree Preservation Orders.			are appropriate in a conservation area to cover all parts of the SPD area. It is not appropriate to have this level of control in non-conservation areas. The proper way to protect trees here is through Tree Preservation Orders. If the council wishes to extend this level of control this should be done formally through extending the conservation area boundary. The policy as worded is currently not acceptable.	Ellesmere Park SPD area. The reference to including a new plan (as Picture 4.2) showing the current general location of TPOs in the SPD area should help in providing useful planning information to developers within the document. This reference also commits the council to undertaking a review of TPOs in the Ellesmere Park SPD area at the same time as the forthcoming Conservation Area Appraisal.	Inclusion of a new plan to identify locations of TPOs.
Government Office for the North West	Bin storage.	Chapt.4	EP11	It will be important that the bin storage arrangements are in line with Building Regulations – see H6 the requirement for solid waste storage.	Agreed that this point should be emphasised.	Reference to the Building Regulations has been included in paragraph 4.34.
Mrs Jane Healey Brown	Conservation Area Management Plan.	5.13		It would be helpful if the Conservation Area Management Plan was to be completed in draft and be included as part of the consultation on the SPD to ensure the SPD can help deliver the CAMP aims.	The Conservation Area Character Appraisal, a Tree Preservation Order review, and the subsequent preparation of a Conservation Area Management Plan are scheduled for 2007/08.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
					The SPD will be reviewed if necessary in light of the findings of this work, all of which will be subject to widespread public consultation and involvement.	
Mr Matthew Rushton, Sport England	Clarification of "contributions to the public realm".	5.14		Paragraph 5.14 could explain what "appropriate contributions the city's public realm" means, in particular contribution to POS and Community Sport Facilities (new and or improvements to / of such facilities).	Agreed that this point should be clarified.	Paragraph 5.14 has been amended to guide contributions to the identified areas of public open space.
Mr David Hardman, United Utilities	Water conservation and sustainable construction measures.	General.		It is very important for sustainable development to preserve all natural resources. Whilst the north west of England does not have the current water supply problems of the south of England, with the onset of global warming we cannot be complacent. It is important to manage demand for water by design of new buildings. Whilst water meters encourage responsible use of potable water, we would also advise attention to building design to conserve potable water. This could include water saving devices such as low volume taps (except at the kitchen sink), low volume showerheads, dual flush toilets,	These types of sustainability issues are covered more appropriately and in more detail in complementary SPDs.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				save-a-flush devices, water efficient washing machines and dishwashers. In this way, the Ellesmere Park redevelopment is an opportunity for the local authority to demonstrate its responsible 'green' vision for the future.		
Mr Kristian Marsh, Highways Agency	Highways.	General.		In response, I can confirm that the Highways Agency has no comments to make on this document. However, we do welcome having the opportunity to comment.	Noted.	No change.
Sylvia Heron, Environment Agency	Environment.	General		We have no further comments to make at this stage. However, please keep me informed of future documents.	Noted.	No change.
Janet Belfield, Countryside Agency	Environment.	General.		The Countryside Agency's key environmental interest, in the context of Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA) are landscape character and quality; visual amenity and enjoyment of the countryside; recreational opportunities; and enjoyment of access land or a public right of way. The subject matter covered by the SPD is largely urban in nature and therefore unlikely to affect any of the Agency's	Noted.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				interests. The Agency does not wish to comment on the document. We should explain that the absence of comment is simply an expression of our remit and priorities, and should not be taken as implying a lack of interest or indicating either support for, or objection to, the plan		
Michael Jones, Sanderson Weatherall Ltd on behalf of the Royal Mail Group Plc	Royal Mail issues.	General.		Thank you for the opportunity to comment on the above document on behalf of our client Royal Mail Group Plc. We have now had the opportunity to review the Ellesmere Park Supplementary Planning Document and at this point we have no comments to make on this SPD. We wish to be consulted on future rounds of consultation on the local Development Framework documents on behalf of our client Royal Mail Group Plc. We would also like to request that all correspondence be addressed to Sanderson Weatherall at the above address.	Noted.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
Rosemary Olle, Greater Manchester Passenger Transport Executive	Public transport requirements.	General.		Thank you for your letter dated 17 May 2006 inviting GMPTE to make comments on the above SPD. There are several bus routes within the Ellesmere Park SPD boundary and it is noted in the SPD that the community would like more traffic calming measures introduced into the area. However, the need to slow traffic needs to be balanced against the time delay for buses, which can occur from the cumulative effect of a number of schemes along a bus route. Where traffic calming is introduced on bus routes, it should be "bus friendly" to minimise the adverse effect on drivers and passengers. Horizontal deflection measures are preferred for bus routes unless high speeds or accident levels require vertical deflection. Road humps (including mini humps) will affect the quality of the journey for passengers, and are unsafe in that they can affect the balance of standing passengers. They are particularly unsuitable for Hail and Ride routes. The use of speed tables should be kept to a minimum, as they require buses to slow down	These comments will be taken into account in the preparation of any future highway improvement projects in the Ellesmere Park area.	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				<p>to half the speed of cars. Speed cushions are suitable for buses, although nearby parking can make it difficult for buses to align. Speed cushions should, therefore, be protected by localised parking restrictions. There is a need to balance the needs of buses and their passengers against the need to protect vulnerable road users. GMPTE is happy to provide details of acceptable standards for traffic calming on bus routes, if required. I would appreciate it if you could acknowledge my response. If you have any queries then please do not hesitate to contact me.</p>		
Mrs J and Mr K Flannery	Public realm maintenance.	General.		<p>What we would like to see in Ellesmere Park is a reflection of care for the high Council Tax we pay.</p> <ol style="list-style-type: none"> <li>1. This would include better maintenance of roads and footpaths – these are at present in a very poor and dangerous state to pedestrians and motorists.</li> <li>2. On road parking should be banned as all the houses have drives and can park</li> </ol>	The SPD cannot directly address the maintenance of roads and footpaths in the area but this is an issue that affects the quality of the area. This comment will be passed through to the relevant team in the council. The issue of on road parking will be considered as part of the Conservation Area Character Appraisal	No change.

ORGANISATION / CONSULTEE	SUBJECT	CHAPT / PARA	POLICY NO.	COUNCIL INTERPRETATION / CONSULTATION RESPONSE	COUNCIL'S RESPONSE	PROPOSED CHANGES
				<p>their cars on them. Other motorists who leave their cars parked or abandoned for the day should be notified of the policy of off road parking in this area. The roads are narrow and not suitable for use as a car park.</p> <p>3. People who sweep their leaves out into the road in Autumn should have on the spot fines of £15 1<sup>st</sup> offence and £30 2<sup>nd</sup> offence increased over the times they continue to this offence. It is disrespectful to residents, dangerous to pedestrians from slipping on wet leaves and from motorists skidding on them. The council only collect the leaves once as late as possible to minimise the work. The machine seems incapable of collecting massed wet leaves and so the danger goes on over the winter months until the end of the year.</p>	<p>scheduled for 2007/08. The SPD cannot directly address the issue of Autumn leaf disposal but this comment will be passed to the team in the council.</p>	