

STRETFORD TOWN CENTRE MASTERPLAN

Consultation Responses on the Draft Stretford Town Centre Masterplan

November 2013

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This report presents the consultation responses made on the draft Stretford Town Centre Masterplan, which was held between 24 July 2013 and 20 October 2013.

The report lists all 242 representations made on the Stretford Town Centre Masterplan made over the consultation period. The Council will take all questionnaire responses and representations received into account in preparing the revised Stretford Town Centre Masterplan.

Part One: Draft Stretford Town Centre Masterplan Questionnaire Responses

Question: Do you agree with the proposed vision and objectives for Stretford Town Centre?

No.	Full Representation
1	Yes
2	No. Whilst I am in favour of the required improvements to our services in terms of leisure and public amenities, the plan has a great deal of focus on the creation of residential property in key locations. This focus on residential, seemingly to fund the required development, is the one thing Stretford does not require.
3	Yes
4	No Response
5	Yes. It is a good plan like the Essoldo Cinema.
6	No. I agree with the majority of the proposal however not all
7	Yes. As someone living in Stretford this has all been long awaited.
8	Yes
9	Don't Know. I'm not clear where the investment is coming from and what pressure the LA will bring to make the changes.
10	Don't Know. I agree very much with the vision and the idea of improving the area, however I am extremely concerned that there appears to be more focus on residential developments. Stretford is now what I refer to as 'overflow Chorlton' and there is a growing number of young families and young professionals who require more leisure facilities and certainly need to access services after 5pm. I look at Sale and the developments there and see how the Waterside, new restaurants and investment have rejuvenated the area and want to see the same happen in Stretford. The Mall itself is an eyesore both outside and in however it concerns me that so much attention is being paid to a building that the owners have little or no interest in and that there are other areas of Stretford that are ripe for investment and development. It also concerns me that there is no budget as such for doing this, is this just lip service to keep us quiet?
11	No. Unfortunately the majority of the ideas seem to be solely providing more residential. At the recent meeting the helpful rep of the council stated there were looking at 4 hubs to make Stretford town centre more identifiable and open to residents. Three of these hubs were going to be residential. How is this opening the centre up and making it more "friendly" to current residents. We need developments like Sale Waterside (Essoldo (Manchester craft centre) the civic theatre. keeping the library and developing it further. Reducing the A56 to 2 lanes, diverting traffic elsewhere and making the centre far more pedestrian friendly. We want more street cafes, restaurants, well run bars, independent shops. I also want a community farm somewhere, with chickens, and producing local food that could be used by local shops. The premises along the road near Stretford tram station should be shops, not flats. More residential is a massive NO!
12	Yes
13	No. I agree with the renovations of Stretford Mall and also the old bingo hall on Chester Road along with the views on the subways leading underneath. What I object to is the conversion on Stretford Public Hall into a hotel. I am a resident who lives on Dorset Street

	and find the blatant disregard for the residents in this section of the plans appalling.
14	No. There appears to be too many residential options in the plan, causing a long term projection issues for school admissions numbers. The library in my eyes needs to be sacrosanct and should in no way become residential. The historic buildings like the Essoldo should be as it was, a leisure facility for local people. The whole of that site, and backing onto the canal could be developed as it has in Sale as a public/recreational area so there are cafes, bars, leisure opportunities etc. It's a beautiful building which could be the centre point to our community. I have lived in Stretford for my whole life - nearly 40 years - and I chose to stay here because I love it so much, but I can't bear to see what has been allowed to happen to it. Filling it with more residential areas will just over populate it and yet we will still have nothing on our doorsteps, which will then push us out to Chorlton Sale and Urmston to be going out socially. The Drum site should be used as a restaurant or other such opportunity because that is the final point in Stretford and we have nothing like that at all anywhere. With the exception of one Indian Restaurant, we have nowhere to have a meal in Stretford. I chose to live here for a reason and it would be nice to enjoy it in my lifetime!
15	Yes
16	No. Not radical enough
17	No. Certain aspects of the master plan make sense however there are aspects that seem contradictory. The biggest issue to me is the proposal to move the library, opening up the space to housing. The library currently plays an integral role of create linkages across Kingsway providing a useful stepping stone to Victoria Park. Return this area to housing you will lose its civic presence and increase the degree of separation that the 4 lanes of Kingsway give. The masterplan goes to great lengths to highlight how out date and not fit for purpose the library is, but this cannot surely be true? A refurbishment of the current building would be far more favourable to a soulless fits all community building located within the mall and I guarantee a whole lot more affordable. My concern is that the land it sits on along with Mitford St Clinic is deemed a sizeable chunk that could quite easily be sold off to housing to meet a portion of the 250+ housing units that are targeted in the Core Strategy. I would suggest that a phased demolition of selected areas of the mall or even use of the surface level car park would provide ample space for areas of housing and bring 24hr footfall to an area that currently has none after 6pm
18	No.
19	Yes
20	Yes. To a point. More emphasis needs to be placed on accessibility and inclusivity - to meet the needs of disabled people; men and women; parents and children; people of different ages; reflecting the cultural mix of the town; welcoming LGBT communities - there is no mention of this vibrant diversity anywhere in the document, and an understanding of diversity is essential to the successful regeneration of an area.
21	No. The master plan does not cover the deterioration of the Mall which is being allowed to happen by the current owners. If they are not willing to make any investment in the Mall, the plan is doomed from the start. I do not think the public library or any public services should be moved into the mall. Stretford Public Hall should not be put up for sale, this is a key asset for Stretford and thought should be given to if the library and other public services could use the building. Something needs to be done to improve air quality in the A56 area, more trees and green spaces etc. Public buildings should not be sold to fund a failing private investment (the Mall). The idea of filling in only two subways is short sighted and will only make the remaining subways worse slums than they are currently. The plan

	seems to rely on the hope that private investors will be willing to take on Stretford old buildings and make them commercial viable. This is not a master plan more a wishful endeavour.
22	Yes
23	Yes. Stretford has a great community, but it's lacking a centre, something at the heart of every great community. There is nothing to do on an evening and the shops are all shut upon returning home from work.
24	Yes, it is needed but I disagree with some of the detail proposed.
25	Don't Know
26	Don't Know. I agree Stretford needs development but I am concerned about how much the proportion of increased residential use and leisure will impact on parking and traffic.
27	Yes
28	Don't Know. Some seem to be well thought out, others pie in the sky.
29	No. Too much new residential with too few amenities. A pity to sell Public Hall which could make a good Community Centre/ Arts Centre providing a focus to bring people to the Town Centre and venue for a whole range of meetings, courses, activities for all ages. Residential on site 9 would have problems with parking and close off public space on that side of Kingsway - better if some of the space used for green corridor towards Victoria Park.
30	Don't Know. On the surface, the objectives of improving the mall, making use of the old cinema and opening up green spaces and developing areas for cafes/bars/restaurants etc. sound really good but the council doesn't have the money or, in the case of the mall and the old cinema, have the rights to make these changes. Are these set out as objectives, as a smokescreen for selling off a number of valuable buildings which are owned by the council eg library and public hall? I would rather see these buildings become central parts of the community than (even if it did become possible) making changes to the mall.
31	Yes. Overall I agree with the plans however as I live on Cooper Street which backs onto the Bridgewater Canal, I am mindful that any development of the "Royal Canal works" site does not impede on our privacy and homelife.
32	No. Too much residential. It is all well and good moving more people into the area, but if you don't have anything leisure or social for people to do, a whole load of other issues will arise!
33	Don't Know. More information required
34	No
35	No. There is no clear vision for Stretford listed in the 'Masterplan' other than selling public buildings to use them for residential. This is not acceptable. People in Stretford need a reason to stay in Stretford rather than spending our money in Chorlton, Urmston, Sale and a giant Tesco.
36	No.
37	No
38	No
39	No
40	No. There is nothing to offer except more accommodation, it is woefully lacking compared to other town centres.

41	No. Existing/grade 2 listed buildings should be used for the benefit of the community before considering using them as business opportunities.
42	Yes
43	No Response
44	Yes
45	Yes
46	Yes
47	No. I agree that change is needed but the plan is too focussed on residential developments and not enough on shopping and leisure.
48	Not seen it
49	No. The plan does not go far enough and is not specific as to what leisure facilities will be provided. The plan is also wishy, washy at to what will happen to the Mall. The outside needs to be modified.
50	Yes
51	Don't Know
52	Yes
53	Don't Know. Something needed to be done. This proposal is not enough.
54	Yes
55	Yes. Stretford mall has more empty shops than it has shops
56	No
57	Yes
58	No. Disagree with the subway part
59	Yes. Got quite excited when I read them
60	Yes. The vision statement and objectives need to also consider the wider strategic role of Stretford town centre/Chester Road, which is to act as a gateway to Manchester City Centre on one of the key corridors into the centre of the city region. This area shapes and defines wider perceptions of Trafford and Manchester as a key route into the city for visitors, investors and residents. (Q. how many visitors to the city centre/Old Trafford etc enter Manchester along this route?). Transforming the perception of this corridor into the centre is highly important to attracting people to live, work and visit the city region. More locally, the perception of Stretford and Urmston is significantly damaged by the declining nature of this area. A key objective of the masterplan should therefore be focused on changing the perception of Stretford and the wider A56 corridor in to an attractive and commercial viable gateway to the city.
61	Yes. It would have been nice if the word Stretford had been spelt correctly throughout the Masterplan.
62	Yes
63	Yes
64	Don't Know
65	Don't Know. I am not certain how the Arndale Centre can be deemed to be the 'town centre'. It is a shopping centre that closes at 6pm leaving Stretford residents with very limited useable shopping facilities after this time. There are also no desirable night time amenities.

66	Don't Know. Agree there is a major need to improve the Stretford town centre. Stretford Arndale appears to be very important to many people as much as a shopping venue as it is a social meeting place, but is a rather unpleasant place to visit due to the lack of good quality shops and businesses. It should be debated as to whether it should be completely re built as part of a regeneration programme similar to that done in Urmston or simply knocked down and reduced to one row of necessary shops and banks. It is simply an eye sore as it is and does not attract visitors to stop when driving through Stretford on the main Chester Road.
67	Don't Know. The "plan" doesn't really appear to say anything
68	No. It is a useful summary of the constraints and opportunities which exist but it is too reliant on market forces to deliver the huge changes required to radically transform the area and it tinkering around the edges of the site.
69	Yes
70	Yes. Would like to know more about what types of leisure and retail services could be on offer from Essoldo cinema.
71	Yes
72	No. I agree with some of it. I love the idea of leisure around the Essoldo (please not too commercial but nice independent bars NOT bowling alley type stuff.). But would be livid if the library went. By all means knock down Mitford street clinic and start again, but not the library, i love that building. Having the library in the Mall is worrying as the Mall might get closed. I personally think the Mall should be razed to the ground and rebuilt with style, showing the 10,000 visitors to Old Trafford a place to stop, eat and be impressed with Trafford. Not think god what a dump.
73	Yes
74	Yes
75	Yes
76	Don't Know. I won't know properly until I've attended the Forum on the 16th, and then there is unlikely to be enough time until the deadline on the 18th for me to submit my views
77	Yes
78	Don't Know
79	No
80	Don't Know
81	Don't Know. Suggestions vague, lack detail, consultation not adequate so don't want to say 'yes'. However broadly in agreement
82	Yes
83	No
84	Yes
85	Yes
86	Yes. desperately need facilities ,shops ,cafes etc
87	No
88	Yes. This initiative is badly needed, shame it hasn't been done before Stretford died.
89	Yes. The 'Master Plan' will not deliver against the aims and objectives

90	Yes
91	No. 1. Historic buildings at risk 2. No realistic provision for leisure/family activities
92	Don't Know
93	No. I think the masterplan document is far too lightweight - it is a tokenistic gesture that addresses your shortfall in housing and little else. It does not address the changing demographics of the area and is not sufficiently aspirational, in line with the desire of the local community. There are very little facts and figures to back the proposals up.
94	Yes
95	Parts of it
96	No
97	Yes
98	Yes
99	Yes. The vision and objectives are fine. Delivering on them seems a little more tricky.
100	Yes. To an extent. I think the main focus must be around the mall and have more focus on creating spaces for existing residents
101	Yes. I agree that Stretford needs a town centre which appeals to and is used by the majority of its population
102	Yes. In theory, I agree with some of the plans for the regeneration, but I question the methods to achieve this.
103	Yes. Agree with the broad vision and objectives.
104	Yes. It is important to note that a successful town centre is measured when it's "centre" can no longer be measured. It's important to explore the impact developing the centre will have on the wider area and exploit opportunities for all to benefit. Often the most vibrant areas are those created outside of conventional and commercial centres.
105	No. A bit of proof reading would be nice. Says a lot when the council can't even spell the town's name correctly.
106	Don't Know
107	Don't Know. As all it seems that all that's going to be done is residential areas
108	Yes
109	Yes
110	No. It lacks vision and overall coherence
111	No. Too little, too many things you. An't change, too much focus on residential.
112	Yes
113	Don't Know
114	No
115	No. Too much focus on residential. More focus on evening economy needed. Serious consideration on resolving issues around Chester Road needed
116	Yes
117	No. Very concerned that the library stay.

118	No. Aim of vision is fine, a busy Town Centre with a vibrant 'night time economy' but not the method for achieving it. Nothing here about how to actually REGENERATE the town centre, apart for building houses and selling public buildings.
119	Yes. It would be great to see the town centre transformed to be more useful, accessible and safe.
120	Yes. I've said yes, however I have some reservations regarding the road junction proposals. I think there needs to be a more radical solution to the gash that the A56 creates through the town centre - someone has suggested tunnelling the road at Stretford and creating a proper town square. Not sure how practical that is but reducing the dual carriageway on Kingsway would enable a proper street front on that side of the Mall and help achieve the objectives better after all the next junction takes the road back to a two way street anyway.
121	Don't Know
122	No. I don't see the need to develop an "evening economy" in Stretford, as there are plenty of options locally, especially in Chorlton and Manchester City centre. The chief objective of the Masterplan should be the enhancement of the Mall. This would involve improving its exterior appearance and attracting more and better shops.
123	Yes
124	Yes
125	Don't Know. I am more interested in what is actually possible than visions!
126	Yes. Mixed: seems very heavily focused on apartments and hotels, as opposed to attractive public spaces and bar / cafe locations.
127	Don't Know. Some of the proposals are quite good however there is too much of a focus on residential development
128	No
129	Yes - up to a point. I do not think that new residential accommodation needs to be built
130	Yes
131	Yes. The demolition of the Arndale Centre/Mall would have been preferable, also making the A56 go underground throughout Stretford.
132	Yes
133	Yes
134	Yes
135	Yes. We need improvement, I am not sure this plan will deliver them, or that the proposals are of benefit to current residents of Stretford
136	Yes
137	Yes. Almost anything would be an improvement
138	No
139	No Response
140	No Response
141	Don't Know. As a Stretford resident I have not been informed of the proposal

142	No. I am appalled by your 'vision for Stretford'. The shops on Edge Lane along with the hideous grey listed building need demolishing. I cannot continue with this questionnaire, you insult the hardworking people of Stretford - We deserve more than this! How can you seriously compare your 'vision' for Stretford with the way Sale and Urmston have been developed
143	Yes
144	Yes. However, I am not sure if the suggested development of the Mall is ambitious enough. It is now in serious decline and needs a complete overhaul.
145	Don't Know. In essence it all sounds wonderful but it's the reality the 'how' that will make it happen that's important. I would have more faith if the project was outlined in terms of priority for its individual parts with potential timescales for completion.
146	Yes
147	No. I am not convinced that the plan as a whole will regenerate Stretford.
148	Don't Know. I didn't think that there was a vision put forward, more just asking the community what they would like.
149	Yes
150	Yes. It would be a delight to have a thriving and attractive town centre.
151	No. The vision and objectives bear little or no relation to the proposals set out in the subsequent plan so I cannot agree with them.
152	Yes
153	No
154	I believe that Stretford needs comprehensive redevelopment (option one) that addresses the significant problem of Stretford mall. Unless this is addressed, any measures are likely to be superficial and lack real impact to local people
155	No
156	Don't Know. In my view the main problem that Stretford has is the A56 road and I don't think the masterplan is focused on this enough
157	Don't Know. They are too vague to comment.
158	Don't Know. Some of them. The need for change yes but wanting to build houses and hotels etc to bring more people in, no.
159	No. The mall has to be completely reconfigured with similar to Urmston, the surface car park should be removed/ reduced to provide green areas. If only part demolition takes place it should be to restore King street to a street outside the mall as it once was.
160	Don't Know
161	Yes. I agree with them but wonder at the practicality of them being put in place
162	No
163	No
164	Yes. Great to regenerate the area. Would love more shops, bars and cafes. Really like the idea of Stretford wharf being a focal point.
165	Don't Know. When I moved here, I didn't actually realise that Stretford was supposed to be a town (even though I grew up in Manchester, I thought it was just an area like Burnage or Didsbury). I agree with the essence of the masterplan (getting a unique identity for the town centre, making it a destination, introducing an evening economy, etc.), but I am not sure that the proposals go far enough. In addition, there seems to be an emphasis on more residential buildings, when Stretford is in dire need of other things; I am

	concerned that the residential elements will be completed first and that the other things won't follow - leaving the town worse off than before. I think that the most important things for the town are to minimise the split caused by the A56 and to introduce an evening economy (both for families and for adults-only, i.e. bars, etc.).
166	Yes
167	No Response
168	Don't Know
169	Yes
170	No. Plan to introduce extra housing but no mention of more school places, doctors, dentists etc to cope with increase in population. No plans for extra traffic especially access around tram station site and canal sides. No realistic plan for better pedestrian access across A56. Rents at Mall too high to attract new business. Charges for parking send those with transport to other areas with free parking.
171	Yes. I agree with the vision but not some of the proposals. ie McDonalds where the Drum is currently situated.
172	Yes
173	No. Cosmetic changes proposed when we need the demolition of the failing Stretford mall and the creation of a viable vibrant town centre in its place
174	Yes
175	Yes
176	Yes
177	No
178	Yes
179	Don't Know
180	Yes
181	No
182	Yes
183	No. Too much emphasis on getting rid of our wonderful public buildings and making them residential!!
184	Yes
185	Yes
186	Don't know. The vision is not clear as it consists of a number of disjointed suggestions, all apparently requiring outside commercial investment. There seems to be little clear direction from the council.
187	No. Too vague without any actual specifics and offering unrealistic options for properties outside of Trafford's control e.g. 'The Drum' not being open for residential use although listed as this in the proposal. This should have been clarified before issuing the consultation document. The Essoldo & Stretford Mall are also outside of Trafford's control and are wishes not givens. The majority of any available monies should be spent on actuals, e.g. the A56 could be greatly improved immediately before any available monies are clawed back by the current Government.
188	No. I agree with the objectives, but not the vision currently proposed.

189	No
190	Yes
191	No. Stretford certainly needs redevelopment although there are a number of challenges with privately owned property and the A56. The library should not be sold off.
192	No
193	Yes
194	Yes
195	Yes
196	Yes
197	Yes. Long overdue!
198	Yes
199	Don't know. I won't know properly until I've attended the Forum on 16 th , and then there is unlikely to be enough time until the deadline on the 18 th for me to submit my views.
200	No. You are depending too much on the private sector. More public investment is needed.
201	Yes. Site3 don't think a hotel would be appropriate not big enough.
202	No. Not all.
203	No response.
204	Yes.
205	Don't know. You have no control of the Mall (or The Essoldo) & it seems pointless focussing the entire plan on a place you do not know the future of & have no money anyway.
206	Yes.
207	Yes.
208	No. Too many residential development sites with no additional amenities for leisure/recreation/education.
209	Don't know. I do broadly agree with many of the projects. However, my concern is in relation to integration. All the projects appear to be individual in concept. My concern is that the fragmentation of Stretford as a whole will continue. We live in the Longford area and feel totally disconnected to Stretford.
210	No. I agree that change is needed, but there just seems to be ideas, no money is apparently available and the idea of an ideal Stretford is decades away.
211	Yes.

Question: Do you agree with the proposed boundary of the draft Masterplan?

No.	Full Representation
1	Yes, although I would also extend the boundary to the 'roundabout' around the tower block which is a bit random and is a waste of land usage.
2	Don't Know
3	No. I would also like to see Victoria park enhanced with the scheme.
4	Yes
5	Yes. Unsure of developments on canal
6	Yes
7	Yes
8	Yes
9	No. It should extend further down the A56 to take in the shops in Gorse Hill which need attention in terms of their offer and appearance.
10	No
11	Yes. Looks fine.
12	No Response
13	Yes
14	Yes
15	Yes
16	Yes
17	Yes
18	Yes
19	Yes
20	Yes. I agree there is a need to include the major landmark buildings and the canal area.
21	No. You have included the Mall but have failed to offer any solutions to the declining state of the building and façade. Therefor this 'area' should be excluded from the master plan as you are not really proposing to do anything with it.
22	Yes
23	Yes
24	Yes
25	Yes
26	Don't Know. Concerned about residential development by the canal – this stretch of road already very busy more housing will add to congestion at the brow of a hill.
27	Yes

28	Yes
29	Yes
30	Don't Know. In general, yes, but for Stretford to improve, issues such as litter need to be addressed across the whole of Stretford. Litter down Chester road and the look of the railings and lack of flowers/trees do not give a good impression of the town. The gateway to Stretford is much further back than what is proposed.
31	Yes
32	Yes
33	No Response.
34	Don't Know
35	Yes
36	Don't Know.
37	Don't Know. Irrelevant question as the items which have been addressed are not appropriate.
38	No
39	Don't Know
40	Don't Know. I have no problem providing the facilities are still provided.
41	Don't Know. How is this relevant?
42	Yes. It's important that the historic buildings have an effective and important use and the opportunities with the canal area are maximised to make Stretford a real destination – right now, people just pass through and the area's blighted by unused, empty buildings and tatty/unused shop fronts up Edge Lane.
43	No
44	Yes
45	Don't Know
46	Yes
47	Don't Know. I feel the boundary could be stretched further along Chester Road (towards Manchester) on the Town Hall side to include the shops and buildings along there which are fairly run down.
48	No Response
49	Don't Know. So little has been spent on this area it is very hard to limit the boundaries, however, I do understand the need to do so.
50	Yes
51	Don't Know
52	Yes
53	No. You cannot affect much of the boundary as it's privately owned. Should look at alternative sites to offer choice.
54	Yes
55	Yes
56	Yes

57	Yes
58	Yes
59	No. The civic amenity site should be included- it would make an excellent site for a hotel- it is the gateway to Stretford. At the moment, the first thing you see if the rubbish it attracts. Barton Road shops should also be included. A couple of references to Victoria Park in the plan, but it is NOT included- why not?
60	No. The boundary identifies the commercial, mixed-use within this area. However, it is important to recognise the a viable and vibrant town centre does not just include the retail core, a more appropriate boundary would include the buffering residential neighbourhoods because the interface between the 'commercial centre' and the surrounding residential uses should be considered, particularly where there my be a need for sensitive intervention to integrate the different uses more effectively. A more appropriate boundary would be to move the southern boundary to include the residential block and tower block down to the larger roundabout/junction on the A56. It would also make sense to zoom out of this plan further to illustrate the wider context of this area, which takes in the adjacent greenspaces, the M60 motorway junction and the low value uses adjacent to the municipal tip. A vibrant town centre needs to have a viable mix of uses, including residential and other uses to stimulate night time activity. There are a range of low value uses and declining frontage along the A56 from the M60, which I would have included as additional longer-term opportunity sites.
61	No. I don't think the boundary needs to extend as far as The Drum and I feel this is just to provide the residential capacity required.
62	Yes
63	Yes
64	Yes
65	Yes
66	Yes
67	Don't Know
68	No. The boundary should include Chester Rd which is the key constraint it divides the community and the principal cultural and civic buildings and severs them, preventing the creation of a unified and meaningful town centre and a distinctive and coherent place
69	Don't Know. I would like to see Gorsehill included in this area as if it is left as it is it would ruin any new look town centre. The amount of fast food outlets is particularly uninspiring.
70	Yes
71	Yes
72	No. I think the whole of the Chester Road needs to be redesigned.
73	Yes
74	Yes
75	Yes
76	Yes
77	Yes
78	Don't Know

79	Yes
80	Yes
81	Yes. Not clear what 'surrounding area' is. Evening economy needs definition as noise, parking, vehicle pollution possibly litter could have adverse impact on those living nearby.
82	Yes
83	Yes
84	Yes
85	Yes
86	Yes
87	No
88	No. Can't understand why Stretford House and the surrounding Chapel lane and Church Street are not included
89	Yes
90	Yes
91	No. Doesn't cover peripheral residential areas impacted by the Mall currently, and proposed mass redevelopments
92	Yes
93	No. It does not acknowledge key gateways into the area e.g. roundabout from the M60, Robin Hood pub/Barton road junction, Edge Lane/Stretford tram stop junction, the canal corridor, Chester Road as it heads towards Gorse Hill – all these have the potential to affect perceptions of locals and visitors to the area
94	Yes
95	Yes
96	Yes
97	Yes
98	No. I think the boundary should be extended to include more housing in the town centre. For example at Chapel Lane and Wellington St. And on the other side Mitford St, Jackson St etc.
99	Yes
100	Yes
101	Yes
102	No. What about Longford Park?
103	Yes
104	Yes. But important to note that "over-commercialisation" can reduce the clear identity that Option Two buildings provide.
105	Don't Know
106	Don't Know

107	Don't Know
108	Yes
109	No. Longford Park should also be included as Trafford's largest park and within Stretford.
110	No. It doesn't even mention Longford Park and its sports facilities, which is just around the corner from the Metro. Yet it does mention "Stretford Sports Village", which is one mile away.
111	No. Your focus on the mall, the Essoldo and various other things you can't affect is ridiculous.
112	Yes
113	Don't Know
114	Yes
115	Yes
116	Yes
117	No Response
118	No
119	Yes. I am interested in finding out how the Council will be dealing with properties in the boundary that are privately owned (CPO?)
120	Yes
121	Yes
122	No. The boundary should take in the area around Victoria Park, which is a key asset of Stretford. Much of the housing in this area is 100 years old and requires investment. Traffic calming and control are also needed to discourage motorists from taking short cuts to avoid Chester Road.
123	Yes
124	Yes
125	Don't Know. The rational seems reasonable however, the actual boundary surely must be treated as a guide to help planning rather than a rigid demarcation between development and non-development areas.
126	Yes
127	Yes
128	No
129	No. It should extend beyond and cover areas such as the A56 to motorway and Longford park
130	Yes
131	Yes
132	No. The boundary described as Stretford Town Centre does not include key areas including Barton Road shops and Moss Lane area. I'd like to be it extended. As the majority of the area within the outlined Stretford Town Centre is privately owned by Aviva, I have grave concerns that the vision cannot be achieved if we are reliant on a company that has put The Mall into administration and is seemingly doing very little to care for the daily

	upkeep of the centre, nevermind invest in its future.
133	No. It seems odd not to include the shops on Barton Road. This is the largest group of retail units outside the Mall and offers scope for development as cafes or restaurants. It would probably be easier to do this than to work with the landlords of the Mall/Essoldo
134	Yes
135	No
136	Yes. Broadly, but maybe should be extended to include Longford Park, stadium and cafe
137	Yes. Would like to see more made of the canalside – as in Sale (Waterside)
138	No. Does not include ALL of Stretford and it should
139	No Response
140	No Response
141	Don't Know. Once again there has been lack of communication
142	No
143	Yes
144	Yes
145	Don't Know
146	No. Would also like included the shops and Robin Hood pub at Barton Rd / Kingsway Junction.
147	No. Barton Road and Park Road shops need support too.
148	Yes
149	Yes
150	Don't Know. Not easy for me to visualise just now.
151	No Response
152	Yes
153	No
154	No. It doesn't include moss road shops – which could be a real opportunity for independent retail and leisure companies (like Barton road in west Didsbury or beech road in Chorlton)
155	Don't Know
156	Don't Know
157	No. Longford Park together with the Athletics stadium is completely ignored – which is why people think it is a Manchester not a Trafford park – and yet it was once described as the jewel in the crown

158	No. Moss road needs to be developed too
159	Yes
160	Don't Know
161	Yes
162	No
163	No. Areas such as Moss Road should be included as there are shops there that are beneficial to the community
164	Yes
165	Don't Know. I think it is about right, as it focuses on the centre. I'm surprised that Longford Park is not mentioned, as I consider this to be in Stretford (just!). I also think it is necessary to think about the speed limit and barriers, etc. all through Stretford, not just in the centre itself, so that the A56 becomes an attractive road and welcomes visitors to the centre.
166	Yes
167	No Response
168	Yes
169	Yes
170	No. you have included Essoldo building which is privately owned and therefore out of council control.
171	No. Option 3 for me.
172	Yes
173	Yes
174	Yes
175	Yes
176	Yes
177	Don't Know
178	Don't know what it is
179	No Response
180	Yes
181	Don't Know
182	No
183	No. Stretford is much bigger than the immediate area around the mall. What about Lostock? We never seem to get any money yet Victoria Park gets thousands spent on it.
184	Yes
185	Yes
186	Yes. The peripherals of Stretford contribute to the whole, it is more than just the precinct.

187	No. Should include more actuals e.g. Longford Park, a beautiful and underused resource. Increasing & highlighting the number of access points to the Bridgewater canal pathways and improving the flora and fauna. These could be planted with a range of fruit and/or veg plants which I'm sure, with initial support from the LA, would be supported by volunteer groups and able to offer free food to the local community as well as feed bees and other essential wildlife. This would be really educational also for the next & future generations. Apart from the proposed boundaries this could be carried through the canal banks to Trafford Park.
188	Yes
189	No. the boundary does not take into account the two green open spaces and enough residential properties to ensure the mix use element is incorporated into the current plan / area
190	Yes
191	No. The master plan is focused solely on Chester Road crossing with Kingsway and Edge Lane and does not include the wider community in Gorse Hill/ Longford park area
192	Don't Know
193	Yes
194	Yes
195	Yes. I disagree only with priority 9, as it is necessary to keep a public library in Stretford, because libraries serve a vital cultural/educational function.
196	Don't Know. Have not seen it.
197	Yes. Could be extended along Chester Rd towards Gorse Hill, i.e. a coat of paint on railings along Chester Rd and litter cleared after matches at Old Trafford!
198	Yes
199	Yes
200	No. Your boundary is too small. Stretford is a much bigger place.
201	Yes.
202	Don't know. Would like to go into more depth.
203	No response
204	Yes.
205	Yes.
206	No. I think it should include the shops going up the bridge on Edge Lane and Longford Park. The shops all have living accommodation above and as Art Deco Buildings they would make good living accommodation i.e. Town houses. Take the awful cream paint off it's cheap and nasty.
207	No. Should include Barton Rd (Shops) up to start of Park Rd. Needs traffic restrictions & greening.
208	Yes. The area is the correct focus and is overdue for development.
209	Don't know. For the above reasons
210	Yes.

211	Yes.

Question: Which of the following would encourage you to spend more time in the town centre?

Please specify a maximum of three choices only

Improved range of shops

Improved selection of food and drink outlets

More events within the town centre

Cheaper car parking

More attractive outside spaces

Reduction in the number of vacant shops

Regular market (indoor or outdoor)

More leisure facilities

Better pedestrian and cycle routes

Other – please specify

No.	Full Representation
1	Improved range of shops; More attractive outside spaces; More leisure facilities. I think we also need to encourage the night life offer more - there is nothing to attract people to Stretford in the evenings and nothing to keep people in the town centre once they have been in and out of whatever shop they needed to use to go there in the first place. There is nothing to attract people to stay any length of time in the town centre other than their original purpose of visit. I think we need to recognise that the old 'town centre' model is struggling - Stretford needs to compete with Chorlton (village and high street) as well as the Trafford Centre and city centre via tram and Tesco's so I think the masterplan needs to provide something different based on leisure, green issues, strong links to both the parks, (Victoria and Longford) redevelopment of links to the Met station, making a feature of the canal tow path more too.
2	Improved selection of food and drink outlets; More leisure facilities; A better mix of facilities and more thought given to access by routes other than cars.
3	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities. Generally for the area to feel safer. I would like the parks and canal paths to be policed more and maintained better to encourage a sense of community and the freedom to enjoy the area we live in.
4	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities
5	Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes; Acres of car park space at mall perhaps use

	some for primary school
6	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor)
7	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); More leisure facilities
8	Improved selection of food and drink outlets; More events within the town centre; Regular markets (indoor or outdoor)
9	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
10	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities. Stretford needs to appeal to its demographic of young families and professionals who are currently spending their money elsewhere. There is nowhere for mums to take children/babies, there are no restaurants locally for people to attend and the 40mph speed limit and 6 lane Chester Road only encourages people to quickly pass through.
11	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. All of the above please.
12	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. All of the above. I currently shop elsewhere due to lack of shops in Stretford Mall. There is nowhere to eat as a family and a severe lack of things to do.
13	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; Reduction in the number of vacant shops; Regular markets (indoor or outdoor).
14	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor)
15	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
16	Improved selection of food and drink outlets; More attractive outside spaces; Free parking, ease of getting to the facilities, better parking.
17	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Cheaper parking is not the issue. Parking should be free for 2-3 hours with anything over this charged. This stops Manchester commuters leaving their cars all day whilst not adding anything to the local economy.
18	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
19	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor)
20	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor)
21	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); More leisure facilities. Free parking is needed - Tesco and Asda parking is free, you need the town centre to compete equally.
22	Improved range of shops; Reduction in the number of vacant shops; More leisure facilities. We need a range of shops not just discount

	shops. Places to eat would also help.
23	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. Affordable spaces to rent giving local people the chance to set up their own business/stall
24	More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Need some 'bistro' type pedestrian areas e.g. external and possibly covered walkways/squares so that you can shop, eat, drink & socialise.
25	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
26	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops
27	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities.
28	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor); More leisure facilities. No more cycle routes on pavements - Edge Lane footpaths are now lethal for pedestrians. Should not have been allowed to be a cycle route. Pedestrians only should be on the pavement people with children, buggies, wheelchairs are in danger of being seriously injured by the cyclists riding on the pavement. Edge Lane is a busy pedestrian route - should be for pedestrians only.
29	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Other - Slower less intrusive traffic on A56 & Kingsway, easier crossings for A56 - possibly change subways so that they feel safer or perhaps a bridge over A56 - so that access easier to canal side and Metro from Mall & library
30	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor).
31	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops.
32	Improved range of shops; Improved selection of food and drink outlets; More leisure facilities.
33	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Better pedestrian and cycle routes. Shabby, run down, rates high. Car parking charges, no choice of shops...rather go to Sale.
34	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes. We need more evening attractions; Stretford is a ghost town once the mall closes.
35	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); More leisure facilities
36	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities.
37	Improved range of shops; More events within the town centre; Regular markets (indoor or outdoor).
38	Improved range of shops; Cheaper car parking; More attractive outside spaces.

39	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor).
40	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; More leisure facilities. I just want what every other local town centre provides. The ability to buy my day-to-day groceries, some basic business (e.g. Burtons, Boots, Specsavers) and a choice of bar/restaurants to spend an evening. This is hardly demanding the next Trafford Centre to be built.
41	Cheaper car parking; More leisure facilities; Other – Why only 3 choices? Questions are irrelevant when considering mall as there is no talk of bringing the current management team on board. I see no mention of providing facilities for the younger and older members of our community.
42	Improved selection of food and drink outlets; More attractive outside spaces; More attractive outside spaces. It's great that Chennai Dosa moved in but you can't really notice it from the outside - it's the only place that's ever encouraged me to go anywhere near Stretford Arndale at night.
43	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
44	Cheaper car parking; Regular markets (indoor or outdoor); More leisure facilities.
45	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
46	Improved range of shops; Cheaper car parking; Regular markets (indoor or outdoor).
47	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. Would like to see a greater range of shops and cafes. If we go shopping we prefer to go to Chorlton as it is a more pleasant experience. Chorlton has a vast range of shops, pubs, restaurants etc to suit every pocket and everyone is catered for. Stretford is good for a bargain shop but not much else. We moved to Stretford 6 months ago from Monton for the schools and proximity to Chorlton/ town. We love living here but apart from Victoria Park, we tend to head to Chorlton or along the canal to Sale if we want to shop/eat/drink. Would be fantastic to have decent restaurants and pubs in Stretford that we could walk to.
48	Improved range of shops; Cheaper car parking; Regular markets (indoor or outdoor).
49	Improved range of shops; Improved selection of food and drink outlets; More leisure facilities. Currently I am ashamed to say I live in Stretford. The Mall is a disgrace. Stretford has a dead town centre. The shops close at 5pm and the centre is locked up by 5-30pm on most week days. Working people cannot choose this as a shopping site. There is nowhere to eat in Stretford apart from one curry house on Chester Road where it is impossible to park. Safety is another issue; I have been the victim of an assault outside the old post office. After the centre has shut up the area is sad and neglected and would not fancy parking my car on the car park in the evening.
50	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops.
51	Improved range of shops; Cheaper car parking; Reduction in the number of vacant shops. I will not shop somewhere I have to pay to park, as I can go elsewhere. It's not so much cost - more convenience - don't always carry cash or have change.
52	Improved range of shops; Improved selection of food and drink outlets; More leisure facilities.

53	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities. Sort out the roads please.
54	Improved range of shops; More events within the town centre; Cheaper car parking; Regular markets (indoor or outdoor).
55	Improved selection of food and drink outlets; Reduction in the number of vacant shops; Clear out the rats. Get a Hollister. Get a McDonalds. Get a Primark (located where TJ Hughes is). Charity shops? Get a PULP shop or connect to Afflecks.
56	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Demolish all or part of Stretford Mall.
57	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; Regular markets (indoor or outdoor); Better pedestrian and cycle routes. Removing free parking was the death knell for the mall. How can it compete with the Trafford Centre, supermarkets or retail parks nearby? Even at Chorlton town centre with its much more individual shops, it is possible to park for free on the street despite the pay and display car park.
58	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities
59	Improved range of shops; More events within the town centre; More attractive outside spaces
60	Improved range of shops; More attractive outside spaces; Reduction in the number of vacant shops; Better pedestrian and cycle routes. Stretford Mall is commercially on its last legs. Personally, i would like to see a more comprehensive redevelopment of the mall, although i believe that there is a problem with a number of long leases for individual units within it? I would like to see a redevelopment which would bring a new/larger supermarket, with main road frontage, as an anchor (possibly on the southern end, incorporating the old market, McDonald's Frontage and the Irish pub). I would like to see a greater variety of higher value shops and services, including the incorporation of health and other community amenities, relocated and expanded library (see Brighton Library). I would like to see the provision of new residential accommodation as part of a wider mixed-use approach, with a smaller, higher quality commercial office accommodation. I would like to see new pedestrian routes punching through the block, to reopen and reconnect movement and improve legibility. I would like to see a vastly improved frontage along the A56, with the number of vacant, declining and redundant sites redevelopment for new housing and other viable uses. I would like to see clear signage and adequate parking that can cater for passing trade, longer shopping trips, but not turn Stretford Mall into a park and ride, for commuters trying to avoid city centre parking charges.
61	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops. It is important to change the ethos of The Mall that currently exists before extending the area with more empty premises.
62	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes.
63	Improved range of shops; Improved selection of food and drink outlets; Better pedestrian and cycle routes.
64	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Better pedestrian and cycle routes; Other - Stretford Town Centre is desperately lacking a traditional style town centre. The Arndale needs to be reconfigured in such a way so there are more outward facing shop fronts. Could this be achieved by reducing the size of the complex so it opens up new shop fronts to run down the partially existing street where the old post office and Argos is?
65	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. I am a recent resident to the area, it was chosen for the proximity to Chorlton, which has many amenities that Stretford is sadly lacking.

66	Improved range of shops; Reduction in the number of vacant shops; More leisure facilities. There should be no fee to park in a shopping mall, people visit the place to spend money and resent having to pay for doing this. The buildings are out-dated, ugly and in need of a serious make over the smell within the centre is grim to say the least. There is nothing attractive to make people wish to visit it and the shops are very limited in what they can offer.
67	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. Gorse Hill used to have a butchers, a bank and a greengrocers, and was a family-orientated place. Now it's full of pizza and burger places and looks so run-down. Even the doctors surgery looks a mess from the outside. Stretford Mall and Stretford Flats just add to the whole depressing look of the town. The pubs don't help either - where is our family Sunday lunch pub??
68	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. Variety of retail and cultural offer a proper sense of place and a distinctive heart to attract Stretford's multi-cultural community with attractions across for age groups a safe and pleasant environment with links to nearby canal and parks and nearby.
69	Improved range of shops; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities. I DO NOT WANT TO SEE ANYMORE FAST FOOD OUTLETS! There should be high quality restaurants/cafes.
70	Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces. It needs to have convenience but also make the most of the possibility of the younger middle class in Chorlton and those working in media city want to visit and hang out. Also visitors going to matches and concerts. Most people don't realise that the canal is there and that there is a gateway to walks.
71	Improved range of shops; More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes; I'd love some kind of community garden or an edible garden in some greenspace
72	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes; Try cycling from Stretford to city centre or Stretford to Sale. That's an eye opener.
73	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
74	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
75	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
76	Improved selection of food and drink outlets; Cheaper car parking; More leisure facilities; The Essoldo should be a Weatherspoons, and there should be more restaurants; Stretford has one, Urmston has about twenty
77	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre;

	Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor).
78	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops.
79	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); Better pedestrian and cycle routes.
80	More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
81	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor); Restriction to 3 choices suggests you want to minimise resident input or have already decided, or want something easy to analyse.
82	Improved range of shops; More attractive outside spaces; Regular markets (indoor or outdoor).
83	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
84	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
85	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
86	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities
87	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes; The A56 cutting through the town centre is the biggest obstacle for the area. Filling in subways which enable people to get from one side of the road to the other (6 lanes) is important and these should not be removed. They are particularly important for cyclists.
88	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; I would like to see proper leisure facilities including a swimming pool etc., the current pool is not convenient when working full time.
89	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Other – please specify, Night Life
90	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
91	Improved selection of food and drink outlets; More leisure facilities; Better pedestrian and cycle routes
92	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; More leisure

	facilities; Better pedestrian and cycle routes.
93	Improved range of shops; More attractive outside spaces; More leisure facilities
94	Improved selection of food and drink outlets; More events within the town centre; More leisure facilities
95	Improved range of shops; Cheaper car parking; Reduction in the number of vacant shops
96	Improved selection of food and drink outlets; More leisure facilities; Better pedestrian and cycle routes
97	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Other – please specify, evening opening for the mall with choice of eating places eg small restaurants , wine bars etc look at other town centres eg Chorlton
98	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
99	Improved range of shops; More events within the town centre; More attractive outside spaces; The quality and variety of retail and leisure in the area is key - it is currently incredibly poor on both counts.
100	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Town centre must be made more attractive and safe for use during the day and evening. A focus on more restaurants and small bars for evening time would be really welcome.
101	Improved range of shops; Regular markets (indoor or outdoor); More leisure facilities; I do the majority of my shopping at Stretford. I do this to support the centre as I believe in 'use it or lose it'. I also shop at Urmston which is now a vibrant and recovering centre. It would be good if Stretford had a similar atmosphere.
102	More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes. The A56 is intimidating to cross as a pedestrian.
103	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; More attractive outside spaces; Better pedestrian and cycle routes; Other – please specify, Mall is too inward facing and the A56 cuts the town centre in half. Who wants to spend time with a main arterial route rushing right past you?
104	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; The A56 dual carriageway clearly takes away from any sense of a "town centre" unless this is addressed any improvements will be challenging.
105	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
106	Improved range of shops; Reduction in the number of vacant shops; Regular markets (indoor or outdoor)

107	Improved range of shops; Reduction in the number of vacant shops; Regular markets (indoor or outdoor)
108	Improved selection of food and drink outlets; More events within the town centre; More leisure facilities
109	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre
110	More attractive outside spaces; Better pedestrian and cycle routes; Other – please specify, The existence of a proper town centre. At the moment there isn't one, because of the A56, which should be sunk underground.
111	An arts centre / something to do. Less garbage shops (Greggs, cash your gold, pound shop tat, cheap crap)
112	Improved range of shops; More attractive outside spaces; Regular markets (indoor or outdoor)
113	Reduction in the number of vacant shops; Free car parking.
114	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
115	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes
116	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities
117	Improved range of shops; More events within the town centre; More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
118	Improved selection of food and drink outlets; Reduction in the number of vacant shops; Better pedestrian and cycle routes. Basically all of the above are essential, and are hard to prioritise. A major flaw of this type of questionnaire. It does not mean we don't want change in all the areas.
119	Improved range of shops; Reduction in the number of vacant shops; Better pedestrian and cycle routes
120	Improved range of shops; More attractive outside spaces; Better pedestrian and cycle routes. The roads around the town centre need to be reduced in size so that the carriageway into Manchester is consistent Three lanes on that part of the A56 is excessive and only creates a bottle neck further down when the roads narrow down.
121	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; More leisure facilities
122	Improved range of shops; Reduction in the number of vacant shops; Better pedestrian and cycle routes.
123	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities
124	More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
125	Improved range of shops; Improved selection of food and drink outlets; Other – please specify, Increased community and cultural activities. There is a need for a highly visible and permanent venue somewhere in the town centre where Stretford residents and visitors can find out about, or in some way become involved with art, music, theatre, local sport etc, There is no need to compete with the big guns up the road or in Salford Quays we just need to be able to develop and show off a thriving and vibrant community.

126	Improved selection of food and drink outlets; More attractive outside spaces; Regular markets (indoor or outdoor)
127	More events within the town centre; More leisure facilities; Other – please specify, More community facilities i.e. Community Centres, Advice and Info Centres
128	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); More leisure facilities
129	Improved range of shops; More attractive outside spaces; More leisure facilities. There is much to do in the centre of Stretford to make it a much more appealing space for shopping and leisure Restricting the number of options I can have to this question is counter productive when it is common knowledge that all the above needs improvement
130	Improved selection of food and drink outlets; More leisure facilities; Better pedestrian and cycle routes. A mix of open retail, residential and leisure providing a focal point for the town centre and the community, we cannot walk for something to eat we have to travel to other towns for example Sale and Urmston.
131	More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes.
132	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities
133	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor).
134	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities
135	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
136	Improved range of shops; Improved selection of food and drink outlets; Better pedestrian and cycle routes
137	Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces. There is quite a lot of community spirit in Stretford - eg Friends of Victoria Park. People like to get involved in stuff.
138	Improved range of shops; Improved selection of food and drink outlets; Better pedestrian and cycle routes. There is No real town centre in Stretford. The A56 running directly through makes this impossible. Traffic re-routing or calming would help.
139	No Response
140	No Response
141	Improved range of shops; More attractive outside spaces; More leisure facilities. Stretford is dirty and tired looking with no appeal for visitors, making it embarrassing when visitors arrive.
142	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Demolish the shopping mall and create a traditional shopping centre.
143	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. Other – please specify, Stretford does not really have a town centre. A shopping Mall is not a town centre.

	We need outdoor shopping/eating/leisure areas
144	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. There is nothing to do in the evening. There needs to be more bars and restaurants. Even in the day there is hardly anywhere in the centre to meet with friends for a tea/coffee, so people go to other places like Chorlton.
145	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; I asked my children (aged 8, 11 and 13) what they would like. My 8 year old would like a small cinema (not a 'fancy pants one' was her comment). The boys suggested a skate park. They also thought somewhere like 'head over heels' in Chorlton.
146	Improved range of shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes; Cycle parking is abysmal at the centre, and despite the huge potential to encourage local travel by bike, the congested and intimidating road network does nothing to encourage cycling.
147	Improved range of shops; More leisure facilities; Better pedestrian and cycle routes; Awful range of choices: Improved range of shops = improved selection of food and drink outlets = reduction in the number of vacant shops = regular markets. More leisure facilities = more events = regular markets.
148	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes; Would be great if the 'town centre' was open past 5pm then people who have jobs and money could use it too.
149	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor)
150	Improved range of shops; More attractive outside spaces; Reduction in the number of vacant shops; Empty units look awful. If rents are too high, surely it would be better to have lower rents?
151	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities; "More residential accommodation" is not an option here and yet appears to be the focus of the proposals. More residential accommodation is the last thing Stretford needs in the absence of the above. It will drive down property prices further still and place a strain on local schools and public transport.
152	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops.
153	Improved range of shops; Improved selection of food and drink outlets; More leisure facilities
154	Improved range of shops; Improved selection of food and drink outlets; Other – please specify, There is nowhere good to socialise in Stretford - it means we leave our community to go to a deli, cafe, restaurant, bar etc.
155	Improved selection of food and drink outlets; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
156	Improved range of shops; More attractive outside spaces; Better pedestrian and cycle routes
157	Improved range of shops; Regular markets (indoor or outdoor); Other – please specify, Safe access from this side of the town and slowed down traffic with fewer lanes put under the road - and so a coherent linking with the canalside

158	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; An arts collective, family activities, things to challenge the hearts and minds of people from Stretford. Not an indoor play area!!!
159	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities
160	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities.
161	Improved selection of food and drink outlets; Cheaper car parking; Reduction in the number of vacant shops; More leisure facilities
162	More attractive outside spaces; Reduction in the number of vacant shops; Other – please specify, Demolition of Stretford Mall - it is a brutal, concrete monstrosity which should be replaced by a modern, smaller neighbourhood centre
163	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
164	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes; the A56 is just such an eye sore. Turn it into a tunnel.....
165	Improved selection of food and drink outlets; More attractive outside spaces; More leisure facilities. I work full-time and, in the evening, there is nothing to do and nowhere to go in the town centre. I occasionally pick up parcels from the Post Office or pop to the mall for things on the weekend, when I can't be bothered to drive to the Trafford Centre, but otherwise I don't spend any time in the centre at all at present. I didn't know Victoria Park existed until a friend mentioned it a few months ago (and I've lived here - near Gorse Hill - for about 6 years!). I would really like to see some nice bars and restaurants in the town centre, preferably with a Chorlton-like feel and the option to have local live music, etc. Family-oriented leisure activities, such as a small bowling alley, crazy golf, roller-skating, etc. would be fantastic - perhaps this could be a better use for parts of the Mall, if it cannot be filled with decent retail stores, or maybe the Essoldo cinema. If the A56 is sorted out to make the town centre feel more coherent, that would also make me more likely to spend time in the centre.
166	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
167	We need more food shops like butcher, fishmonger etc
168	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; Reduction in the number of vacant shops; More leisure facilities
169	Improved selection of food and drink outlets; More attractive outside spaces; Regular markets (indoor or outdoor)
170	Improved selection of food and drink outlets; Reduction in the number of vacant shops; More leisure facilities. There is nothing after the Mall closes so more needed to change this.
171	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More

	attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. Obviously all of the above?? But would also depend on what food, drink outlets and which shops. We need more restaurants (not fast food), and child friendly areas. A cinema/bowling alley/arcade for instance.
172	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Regular markets (indoor or outdoor); Better pedestrian and cycle routes. Urmston now has free parking for three hours which is significant and also has safe cycle parking. Stretford needs to enhance this especially.
173	More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Other – please specify, Stretford is dominated by the brutal concrete facades of the Mall. What about Tress and greenery to create a more pleasing environment for the centre of the town.
174	Improved range of shops; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes.
175	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities, Other – please specify, meeting rooms available for community projects or private meetings.
176	Improved range of shops; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Better pedestrian and cycle routes.
177	Improved range of shops; Improved selection of food and drink outlets; Other – please specify, Cinema and arcade
178	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking; More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes; Other – please specify, Make sports facility.
179	More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
180	Improved range of shops; More attractive outside spaces.
181	More events within the town centre; Cheaper car parking; Better pedestrian and cycle routes
182	Improved range of shops; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
183	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops
184	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
185	Improved range of shops; Improved selection of food and drink outlets; Cheaper car parking
186	Improved range of shops; Reduction in the number of vacant shops; Half empty is just so dreary.
187	Improved range of shops; More attractive outside spaces; Other – please specify, Improved evening economy to make it feel more welcoming instead of just somewhere to drive through. Pretty obvious that vacant shops & car parking charges are a turn-off.
188	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. The key to encouraging people to spend more time in the town centre is giving a reason for people to go there and

	making it a nicer environment to be in. I don't believe this masterplan really addresses either.
189	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes
190	Improved range of shops; Regular markets (indoor or outdoor); More leisure facilities
191	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes
192	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes
193	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces
194	Improved range of shops; Regular markets (indoor or outdoor); Better pedestrian and cycle routes
195	Improved range of shops; reduction in the number of vacant shops; Regular markets (indoor or outdoor).
196	Improved range of shops; More attractive outside spaces; Reduction in the number of vacant shops.
197	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. Less vacant shops and more leisure facilities, cafes, restaurants.
198	Improved range of shops; Cheaper car parking; Reduction in the number of vacant shops.
199	Improved selection of food and drink outlets; Cheaper car parking; More leisure facilities; The Essoldo should be a Weatherspoons, and there should be more restaurants; Stretford has one, Urmston has about twenty.
200	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking (has to be free like Trafford Centre); More attractive outside spaces; Reduction in number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes. You have to make the place attractive. Get rid of the Darts Board + Awful Colours. Beautify the place + take back control of the Mall – you do have the funds.
201	Improved selection of food and drink outlets; More attractive outside spaces; Regular markets (indoor or outdoor).
202	Improved range of shops; Improved selection of food and drink outlets; More attractive outside spaces. Shops are at the top of my agenda.
203	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor or outdoor); More leisure facilities; Better pedestrian and cycle routes.
204	More events within the town centre; Regular markets (indoor or outdoor); More leisure facilities.
205	Improved range of shops; Improved selection of food and drink outlets; Reduction in the number of vacant shops.
206	Improved range of shops; Improved selection of food and drink outlets; More events within the town centre; Cheaper car parking; More attractive outside spaces; Reduction in the number of vacant shops; Regular markets (indoor); Better pedestrian and cycle routes. Stop cyclists using pavements on Edge Lane. It's a nightmare for pedestrians old and young." Make me feel that I matter to the council.
207	Improved selection of food and drink outlets; More attractive outside spaces; Better pedestrian and cycle routes.
208	Improved selection of food and drink outlets; More leisure facilities.
209	Better pedestrian and cycle routes; 2. More events within the town centre; 3. Regular markets (indoor or outdoor). The Arndale

	Centre is a community resource despite the best efforts of previous planners to wreck it. Visit the centre any day and you will see a mix of young and old desperately trying to create a community environment. Despite the efforts of the management team to get people in and out; a small number of people try to sit down and communicate.
210	Improved range of shops; Improved selection of food and drink outlets; Regular markets (indoor or outdoor).
211	Improved selection of food and drink outlets; More events within the town centre; More attractive outside spaces.

Question: What do you consider to be Stretford Town Centre's best asset?

Please specify one choice only

Historic buildings (Stretford Public Hall, Essoldo Cinema etc)

Proximity to Bridgewater Canal

Proximity to Victoria Park

Public transport links

Community facilities

Independent businesses

Variety of retail offer

Local community

Other - please specify

No.	Full Representation
1	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). This is a hard one to pick just one as all of these are strong assets that Stretford needs to capitalise on.
2	It's an affordable place to live within a reasonably central Manchester location.
3	Public transport links
4	Public transport links
5	Community facilities
6	Proximity to Victoria Park. I would also say the community
7	Local community
8	Public transport links
9	Proximity to Bridgewater Canal
10	Local community
11	Local community. There are a lot of community groups that have become a lot more organised recently and do an awful lot in Stretford. Friends of Vicky Park, Rylands allotment, Gorse Hill Scouts. These should be highlighted a lot more by the council. If the council planners put as much effort into this plan for Stretford as these volunteers do, Stretford will be an amazing place to live.
12	Public transport links.
13	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)

14	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). They are the centre point visually and geographically but are criminally underused and should be utilised for the whole community as they were in the 70s when I grew up in Stretford.
15	Public transport links
16	Could be a better transport hub.
17	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). The historic buildings (and probably the mature trees along Kingsway) are in my mind the only asset Stretford has that should be protected. Everything else should be up for grabs. I would argue that the non-listed Library and the old post office building play an important role too and should be listed as buildings of local interest (this is done at council level not with English Heritage).
18	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
19	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
20	Local community. Stretford is a varied, diverse town which benefits from its proximity to many world class facilities such as Lancashire cricket club and Trafford Park. People who live in Stretford do have a strong sense of community and the town centre does not currently reflect that.
21	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Stretford Public Hall should remain in public ownership. The library, job centre, children's sure start, health centre could all be accessed from one central building - not funding a private business by paying rent.
22	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). The reuse of these buildings is a must. The public hall should be reused as the library.
23	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
24	Public transport links. Could be well used, if only there was something worth visiting. Also think the canal is an asset, however at present is a neglected eyesore.
25	Public transport links
26	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
27	Public transport links
28	Public transport links. This is a very central location, you are able to connect to most places in the Manchester area.
29	Public transport links. Bus stops on Kingsway could/should be much more attractive with more seating.
30	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
31	Public transport links
32	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
33	Local community. Essoldo????? LOL
34	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
35	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Library is included in this.
36	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
37	Local community. Stretford has a community which is prepared to offer opinions, muck in and help improve facilities when given the

	opportunity. The Friends of Victoria Park and the Parents Associations of the various schools in the area are evidence of this, along with the M32 Facebook group. However, we have to be given the opportunity and a fair hand with which to play.
38	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). And Stretford Library
39	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Outrageous that the masterplan proposes selling off Stretford's public buildings.
40	Local community. Stretford has a massive population and it isn't exactly cheap to live here either. Much more money would be spent here if there was somewhere to actually spend it. Right now all it offers is a series of pound shops so it only attracts people who use them (maybe a bit arrogant but doesn't mean it isn't true).
41	Other - Why only one choice? Stretford has many assets which should be improved with a little thought and resident participation. This Q has not been widely publicised so you won't receive a true reflection of residents' feelings.
42	Proximity to Bridgewater Canal. If you can open up the canal to the historic buildings and at long last get the Essoldo cinema opened that would be fantastic.
43	No Response
44	Public transport links.
45	Public transport links
46	Public transport links
47	Proximity to Bridgewater Canal
48	Public transport links
49	Public transport links. The town centre could be made to look attractive. There is a major opportunity. Entry points from the metro station leading to the Mall. I am not sure filling in the sub ways will help this. How about a nice advertisement sign as over the white city roundabout advertising the football ground and cricket. Wow factor could be a glass walkway. The area needs more leisure facilities and family orientated eating places, performance spaces. Could the Essoldo be adapted?
50	Public transport links
51	Independent businesses. Go and look at Beech Road in Chorlton - chainstores are not enough to make me want to go into Stretford: I can go to bigger and better chainstores in Manchester or in the Trafford Centre. If Stretford is to prosper, it needs something unique.
52	Public transport links
53	Local community
54	Public transport links
55	Other - Quality save and B&M Bargains.
56	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
57	Proximity to Bridgewater Canal
58	Public transport links
59	Local community
60	Public transport links. This should be redesigned to ask people to rank their answers in order of the most important. Stretford Town

	Centre's main asset, although it is not listed is its visible frontage location, albeit poorly reflected in its current form, and the proximity to the metro stop.
61	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Although these other factors contribute, but the thing that makes Stretford unique has to be the history of the place.
62	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). The Canal, Park and transport links come very close.
63	Proximity to Bridgewater Canal.
64	Public transport links
65	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Difficult to limit to one choice as Stretford could be a nice area to live. Victoria Park and the canal are areas that are certainly important.
66	Public transport links. With Chester Road being the main road through Stretford the area is often only seen by those "passing through". Much more needs to be done to make it an attractive place to stop and visit.
67	Public transport links. Stretford's location is its best asset, and I am amazed that it has been left until last for the council to spend any money on it.
68	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Also its proximity to world class sports attractions, the huge residential catchment and the first of a sequence of mini centres along Chester Road out of Manchester ie Sale, Timperly and Altrincham.
69	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
70	Public transport links, but it does have wonderful historic buildings which are a close 2nd
71	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
72	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Hard to pick one as some of the best, like the canal are completely poorly used.
73	Proximity to Bridgewater Canal
74	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
75	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
76	Public transport links. Stop hiding Metrolink!
77	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
78	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
79	Historic buildings (Stretford Public Hall, Essoldo Cinema etc) And library which should NOT be moved to the mall!
80	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
81	Other- please specify. The library. Nice building but I feel that forcing people to discuss their private business in an open-plan space is unpleasant. I also prefer a quiet library so mixed use doesn't suit me. Why only one choice? I also value the mall, not because of the [decreasing] range of shops but because I can walk to it.
82	Public transport links
83	Other- please specify. there are no assets of significant value
84	Proximity to Bridgewater Canal. Best asset is the people but there are no community events, no public space

85	Proximity to Bridgewater Canal
86	Public transport links
87	Public transport links
88	Public transport links. hard choice as at the minute I don't think this end of Stretford has any specific assets
89	Local community
90	Proximity to Victoria Park
91	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). These are critical to Stretford, and it will be a pleasure to have access to our building(s) after so many years.
92	Public transport links
93	Other- please specify. Links to the Bridgewater Way and the Trans Pennine Trail
94	Public transport links
95	Other- please specify. The people, there is a real sense of community & belonging. This needs careful consideration in case redevelopment causes it to be lost (as in the case of Hulme/Moss Side).
96	Public transport links
97	Public transport links
98	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Library
99	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). The Essoldo is a wonderful building, and if made the most of could be huge asset for the area, and Manchester. As I'm sure most people will say, the mall is the great carbuncle in the middle of some really interesting architecture.
100	Public transport links. Currently our best asset is the transport links. The Mall is not a good asset, if anything it is detrimental to the area given its dominant and unattractive appearance and the number of empty units/lack of retail choice.
101	Public transport links. At the moment Stretford has no appeal to visitors. A renewed and invigorated Stretford centre would benefit from a higher profile and much more publicity. Would it be possible for Manchester United and Lancashire Cricket Clubs to have links on their websites to a Stretford website? Visitors staying near the clubs would welcome somewhere to go in an evening.
102	Other- please specify. Proximity to Man Utd & cricket ground
103	Other- please specify. The land currently occupied by The Mall.
104	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
105	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
106	Public transport links
107	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
108	Proximity to Bridgewater Canal
109	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
110	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). On no account should you sell off our public buildings (the library and

	Stretford Public Hall).
111	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
112	Public transport links
113	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
114	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
115	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
116	Public transport links
117	Other- please specify. Library
118	Public transport links. Hard to choose one. We moved here because of transport, community (based on Victoria Park events) and local shopping. Shopping is collapsing, the historic buildings are inaccessible to public and there are no independent businesses. Victoria Park is great, based on a community of volunteers, all that is left is the metro and bus routes.
119	Public transport links
120	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
121	Public transport links
122	Public transport links
123	Other- please specify. None
124	Variety of retail offer
125	Local community
126	Local community. Not really Town Centre, but the community is critical, and development needs to promote this.
127	Other- please specify. None as although the centre has some great buildings they are not utilised in the best way.
128	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
129	Public transport links. My answer is restricted by what actually is here - which is very little! Having good public transport links only serves to take me away from Stretford quicker and easily. It does not serve to bring others in easily since there is little to come here for.
130	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Historic Buildings are good but only if used, we could have a town and country feel to the town centre with the close proximity of Victoria Park and the Bridgewater Canal bring it all together would I hope reduce crime and vandalism
131	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). After reading the Draft Masterplan I am still unclear on the outright ownership by Trafford Council of any of the key sites identified, I would strongly recommend Trafford not relinquish ownership of any land/sites they do have.
132	Local community
133	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Interesting that you don't list the Mall here - it's one of the key assets as stated in the next question. The Mall and the major roads are the major blights of course.

134	Public transport links
135	Local community
136	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
137	Public transport links. only 11 minutes from the city centre and 2 minutes from the motorway
138	Local community. The people make a place. The Friends of Victoria Park events enable our fantastic community to come together. We deserve a better deal from this council.
139	No Response
140	No Response
141	Other- please specify close proximity to motorway, airport and port links
142	Local community. If by 'Stretford Public Hall' you mean the 'Civic Theatre', that is the only historic building worth saving in Stretford.
143	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Our best assets are the buildings, The Public Hall, the library, the Essoldo and the Drum. These should be developed with local people in mind, not just visiting sports fans who are already very well catered for and cause disruption and traffic chaos for local residents.
144	Public transport links. It is very accessible from lots of places. People come through all the time. They just need to be encouraged to stay!
145	Proximity to Bridgewater Canal. We use the access to the canal for cycling and walking. I run along there with a friend also.
146	Proximity to Bridgewater Canal
147	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). These must be kept in public use - library should stay as library. Civic Theatre/Public Hall could be an Arts Centre - invite tenders for this.
148	Local community. NOT the Mall, bad management has killed any type of town centre that we had.
149	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
150	Public transport links. All these features are important and should be developed where possible.
151	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). It is essential that Stretford's historic buildings are not turned into residential accommodation or office space if Stretford is to be revitalised. Council owned buildings should be retained for community use or let to a leisure developer, and pressure should be exerted on the owner of the Essoldo building regarding its redevelopment.
152	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
153	Public transport links
154	Proximity to Victoria Park
155	Local community
156	Proximity to Bridgewater Canal
157	Other- please specify. Proximity to Longford Park
158	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). The people!!! The parks

159	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
160	Public transport links
161	Public transport links
162	Proximity to Bridgewater Canal
163	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
164	Public transport links
165	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Stretford has some really fantastic buildings, but they are currently dominated by the A56, so it is hard to truly appreciate them or make best use of them. They give Stretford character, though, and they need to be at the heart of any regeneration to make Stretford unique. However, I think it is important to keep as many of these assets in public ownership as possible to keep control over the usage and avoid situations like we currently have with the leaseholder of the Mall and the owner of the Essoldo cinema.
166	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
167	No Response
168	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
169	Public transport links
170	Public transport links. Stretford is currently a place you drive through to get somewhere else for most things.
171	Other- please specify, Choose one??? They are all strengths barring the Variety of Retail on offer. We just need to promote them and use them to our advantage.
172	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
173	Other- please specify, Stretford has TWO excellent parks: Victoria and Longford Park. These and the meadows, the canal need to be promoted.
174	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
175	Public transport links
176	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
177	Public transport links
178	Local community
179	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
180	Proximity to Bridgewater Canal
181	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
182	Public transport links
183	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
184	Public transport links
185	Historic buildings (Stretford Public Hall, Essoldo Cinema etc). Not the Essoldo
186	Historic buildings (Stretford Public Hall, Essoldo Cinema etc. Irreplaceable Stretford Public Hall.

187	Public transport links. The down side is that it makes it too easy to find your way out of Stretford!!!
188	Local community
189	Local community
190	Other- please specify, Accessible from many different directions
191	Proximity to Victoria Park. I also do think the Historic buildings play an important role
192	Proximity to Bridgewater Canal
193	Proximity to Bridgewater Canal. Best asset is the people but there are no community events, no public space
194	Proximity to Bridgewater Canal
195	Public transport links
196	Public transport links
197	Public transport links. Not many assets at all! Everything is so rundown.
198	Historic buildings. Also, leave the library alone!!! Just improve access to it. DO NOT MOVE IT.
199	Public transport links; Stop hiding Metrolink!
200	Historic buildings (Stretford Public Hall, Essoldo Cinema etc); Proximity to Bridgewater Canal; Public transport links. Alongside the box for "Independent businesses" (box is not ticked) is written "they would not touch the Mall." Stretford was once an attractive town. It was allowed to be ruined. The rest of Trafford owes us regeneration - they have had theirs now it is Stretford's turn.
201	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
202	Variety of retail offer. Why Victoria Park. No mention of Moss Park.
203	Historic buildings (Stretford Public Hall, Essoldo Cinema etc); Proximity to Bridgewater Canal; Proximity to Victoria Park; Public transport links; Community facilities.
204	Local community.
205	Public transport links
206	Local community. The local community is Stretford's best asset and deserves better. In 40 years I have lived here not one thing has been done to improve the environment for the residents.
207	Historic buildings (Stretford Public Hall, Essoldo Cinema etc)
208	Proximity to Bridgewater Canal
209	1. Historic buildings; Proximity to Bridgewater Canal; Local community. For the above reasons. Proximity to Victoria Park (and Longford Park).
210	Public Transport links. Best Asset is the proximity to road out of here! I've lived here five years and only since I've had a baby and been off on Maternity leave have I actually been to the Mall, and Parent Groups and actually come to care about where I live because before I had no cause to use Stretford as my home town.
211	Proximity to Bridgewater Canal.

Question: How could we maximise the opportunities of town centre's key assets? These include the Mall, Essoldo Cinema, Stretford Public Hall, proximity to major tourist destinations, Bridgewater Canal, Victoria Park, public transport and adjacent residential areas.

No.	Full Representation
1	We need strong public realm, need to redesign the whole area around the junction outside the cinema, the pedestrian linkages from the Met, canal, tow path, shops, community facilities (if the doctors and library are to be re-provided. It needs a few decent pubs (there is nowhere that people would have drink in Stretford at all, everyone goes to Chorlton), need to strengthen links between Victoria Park and Longford park which is a really strong selling point for Stretford but outside the boundary. There needs to be one strong pedestrian / cycle route linking Longford Park, Met station, cinema, shops, town hall - brilliant building - and Victoria Park , close the subway and have just one over ground crossing on Chester road on the town hall side (with other crossings on Edge Lane and Kingsway further up both roads. Have a proper cycle route along the tow path linking Trafford Centre (as far as possible) and Sale. Need something to make Stretford town centre a destination centre over its competition (mentioned above) - what about redeveloping the doctors centre to create a new NHS walk-in centre which would combine GP services and out of hours doctors and dentist as well? Park and ride facility as well for both the city centre linked to the Met and for Old Trafford and LCC? Get them all well sign posted from the M60 and promote local regular bus services with special bus stops for people to use for both Old Trafford and LCC. Decent restaurant and pub facilities nearby will make this a destination for people on all match days
2	Focus plans on meeting the needs of current residents, so they do not have to leave Stretford to shop and socialise, by ensuring their use is focused on amenities and leisure.
3	Again the whole area needs to be maintained so the outside space is a welcoming one, and somewhere we want to spend our time. Canal walks etc. As well as being policed so the environment is safe for all residents. If these areas are appealing and used, they will attract businesses and new residents. Therefore generating a better economy in Stretford.
4	Make the Essoldo into a leisure facility and develop cafe/bars on the approach to the Metrolink
5	Publicity
6	I think it would be great to have a flea market/farmers market in the Essoldo cinema, something like they have in Camden (London). I think Stretford Public Hall should not be extended as the building is beautiful how it is. It should be refurbished only.
7	Stretford leads to Manchester, Chorlton, Sale and Urmston, which are all thriving at night time. You have to pass through Stretford to go from one to another of these. After the mall shuts Stretford is a ghost town apart from passing traffic. Make cafes/ wine bars/ facilities for the people of Stretford and people passing through to want to stop and spend their time here (and money!)
8	Tourist information office located within the Mall the only one in Trafford is located in Altrincham Library, Encourage more restaurants and bars to open, longer opening hours of the mall. Where the old boat repair shop is at bridge water canal would be an ideal spot for a restaurant/bar. Stretford Public Hall could be turned into a Trafford Museum and Trafford Local studies could be located within it as it already has a car park at the side of the building. Trafford tour buses would be a really good idea, with the hop on hop off service. This could be incorporated with including tours of Manchester United, Lancashire Cricket Ground, Trafford Town hall, Altrincham Town Hall, Imperial war Museum and include a canal barge ride with a visit to the Trafford Centre.
9	Use enforcement action and compulsory purchasing powers

10	Take a look at what happened in Sale. The Waterside development smartened the area up, traffic flow is reduced to give a much nicer feeling of community. No one wants to sit on a dual carriageway. Invest in more leisure facilities, restaurants/bars/coffee shops and family friendly outlets. There is an excellent community spirit - you only have to look at Victoria Park and its calendar of events that the community put on to see how people feel about where we live. Reroute the traffic through Trafford Park, lessen the speed limit and utilise what is there - the area by the side of the canal at the tram stop is ripe for development into a bar/leisure complex. Don't give us more flats/houses we don't need it.
11	Essoldo should be bought by the council and turned into a similar attraction to Sale Waterside - how was this funded? As stated in the plan the centre should be somehow joined together to provide a great place to visit with regular events etc. See comments to question 4. Make the town centre a real town centre.
12	Put them to good use, instead of allowing them to become an eyesore.
13	No Response
14	There appears to be too many residential options in the plan, causing a long term projection issues for school admissions numbers. The library in my eyes needs to be sacrosanct and should in no way become residential. The historic buildings like the Essoldo should be as it was, a leisure facility for local people. The whole of that site, and backing onto the canal could be developed as it has in Sale as a public/recreational area so there are cafes, bars, leisure opportunities etc. It's a beautiful building which could be the centre point to our community. I have lived in Stretford for my whole life - nearly 40 years - and I chose to stay here because I love it so much, but I can't bear to see what has been allowed to happen to it. Filling it with more residential areas will just over populate it and yet we will still have nothing on our doorsteps, which will then push us out to Chorlton Sale and Urmston to be going out socially. The Drum site should be used as a restaurant or other such opportunity because that is the final point in Stretford and we have nothing like that at all anywhere. With the exception of one Indian Restaurant, we have nowhere to have a meal in Stretford. I chose to live here for a reason and it would be nice to enjoy it in my lifetime!
15	It would be great if the Essoldo could be opened as a small cinema and/or a live music venue. Not sure how feasible this is but it is perfectly located for public transport.
16	Mall needs knocking down, Essoldo is not really that great a building - Stretford Public hall is a very nice building and needs better use.
17	Mix of privately and public financed, mixed use, green, well designed flexible (robust) units that are unique to Stretford. Most town centres are failing at the moment to Stretford's offer needs to do something different if it is to be a vision for the next 20 years. The flexible nature of this vision is key.
18	No Response
19	Open them to the community and reopen the Essoldo as it has so much history and if we could bring it back to use I think it would bring more people and business to Stretford.
20	There is little point with listing buildings if they are going to remain derelict. It would be better to demolish the buildings if they cannot be used appropriately. Any reuse of the Essoldo cinema will have dramatic implications for all the residents nearby and their requirements should be considered as a priority. Is there any possibility of opening Essoldo as a cinema?
21	CPO the Mall and the Essoldo Cinema as the owners are failing to deliver what is needed for Stretford. The Essoldo should be

	preserved with a new commercial viable use. The Mall should demolished to make way for a new town centre with shops, housing, leisure and modern office space on the site.
22	Use the public hall as Stretford's Library which means the current Library can be used for other purposes. A leisure type purpose on that site would be good.
23	Stretford has the potential to be just as good as Sale/Chorlton. The canal and Essoldo cinema could be tidied up and made into something akin to the waterside arts centre in Sale. The stretch of shops running up to the tram stop should be bustling bars and cafes...start or end of a crawl into Chorlton. The mall is ugly yes, but so is Chorlton precinct. Where are all the green-grocers, florists, restaurants?
24	The Mall, if it is to be retained, requires a total overhaul, including new frontage and better access from Chester Road (dispense with railings, encourage evening businesses that have outdoor seating- would be more welcoming to passers by, improve vehicle access.) Reintroduction of an indoor market could be combined with an outdoor market on some days (farmers, crafts etc?). However I believe it would require the council to CPO the Mall in order to ever realise this. The Essoldo would be perfect for a family pub, e.g. Wetherspoons, and other leisure. External appearance needs improving- it has been overhauled several times but never to a decent standard. Stretford Public Hall would make a good hotel, due to the architectural features. Either that or restore it to a theatre/playhouse/concert/events venue. Bridgewater canal would be good as a mix of private residential and evening restaurants/bars (obviously not too close together!). If people could purchase property with mooring rights as well, it would create a much more colourful and vibrant feel. Victoria park is fine, but could benefit from some more care in park maintenance. Events could be held here, so perhaps a stage of some sort to be erected? Public transport is generally good. Adjacent residential areas definitely could benefit from improvement- the houses around Lacy Street/Bradshaw lane are not attractive.
25	Need places for teenagers to meet friends and more variety with shops.
26	Cafes' and restaurants and hotel. Improve the look - Stretford mall looks awful.
27	I would quite like the Essoldo to be a cinema again. This is what it was designed for. It could also integrate things like kid's arcades and bowling etc. This would definitely encourage families to use the facility. Some bars and restaurants facing onto the canal would also be a good idea.
28	Bring more larger shops, cut the rents instead of driving people out. Stretford is now a ghost town. Most people in the area feel that it has been badly neglected and that there is a hidden agenda for closing the whole centre.
29	Lower rates and rents for shops and flexible contracts for shops to encourage start-ups and independents. Mall should be open later so that people working 9 - 5 can shop there in the week. Community Noticeboards inside and outside the Mall so that people know about events, promotions etc. Reinstate delivery of free local papers across Stretford and advertise all events in them - free car parking for first 3 hours of stay, use some of mall car park for public open space with cafes, children's play area and fountains (cars in multi-storey), leisure facilities for children and adults - soft play, community/Arts Centre - a landmark building perhaps a hotel on lacy street site - exciting design chosen by competition but also public access to the canal side, restaurants and cafes in centre including by canal (mixed with residential).
30	Open Stretford up so it is not just the mall. Allow the public hall to be used for community purposes and keep the library. Open up green spaces between and leading to the park. There is a great community in Stretford and if people get the right space and

	encouragement they will make Stretford work. With the current management the mall will not work so we need to focus on the other (and actually much better) assets of Stretford. The Drum and other non-historic buildings could be sold to raise funds.
31	No Response
32	Make Stretford a destination. Not just a rat run that people don't notice. More things for residents and visitors to see and do.
33	No Response
34	Encourage a large retailer into the Mall and then provide breaks for independent traders. We need less new flats/houses; they will put a strain on the already busting tram; schools etc.
35	By not selling them off for residential use. Key buildings such as the Library, Public Hall and Essoldo need to be open to the public. Local residents need a hub for the community, and the Mall is not it. How about allowing a local group take over the running of the Public Hall, and use it for events, maybe have a cafe in it etc. Likewise, Stretford needs better road safety, not just using our money to fill in the subways with no other ideas around crossing safely. The canal also shouldn't be changed to residential use.
36	Introduce more leisure facilities so as a resident I don't have to go to Manchester or Chorlton.
37	Open up the assets for community use, be they social, educational, recreational or other. Organise and publicise events for the community, e.g. events suitable for different age groups, ethnic groups, interest groups and offer use of the buildings (when not in use by the previously mentioned) to people willing to pay for the space for meetings, parties, etc.
38	Knock down The Mall, encourage independent shops instead of pound and cheap shops, cinema to a theatre/ cinema and Public Hall into a community resource.
39	Develop canal area with cafe/bar area. Make use of Stretford Public Hall for community NOT sell off.
40	A start would be providing the same as other local town centres, just look at what Urmston, Sale and Altrincham offer and copy that.
41	Get people out on the ground speaking to those affected not filling in Q's aimed only at the computer literate.
42	Open up Essoldo - use it as modern family canalside restaurant(s) and bar, with access directly to the canal - have boat moorings like they do in Sale near the King's Ransom, which will bring mix of people using the area.
43	No Response
44	Improve public visibility and function, as a non-local, I had no idea many of these buildings and areas existed as places of interest.
45	No Response
46	No Response
47	It all needs integrating as at the moment all assets feel very separate and not recognised for their value to the town and area. Nicer outdoor spaces and outdoor shopping is preferable to a 'mall'. A high street is always a nice feature of small towns and villages - the site of the Arndale would be a great spot!
48	Invest in Stretford Mall. We need some quality specialist shops, then have some themed events e.g. wedding fair. Provide a crèche.
49	Please see above. Plus the Mall requires a greater range of shops with the accent on quality. A high quality anchor store is needed. I have to travel to other areas in Trafford to find a butcher. I do not use the shops in the Mall, even the large chains look run down. The Essoldo could be used to create a youth zone, small local cinema or theatre, eating areas for families.
50	Make the Mall a family friendly shopping experience which should also include improvement in leisure facilities.

51	The Mall has become a horrible dump. In the 70's, it was something different. I'm not entirely sure it *can* be made to look better, unless you go for a retro feel and decorate it as it used to be and fill it with independent businesses or something.
52	Open them, to more access. have more events such as art ,music etc.
53	Pedestrianise Kingsway, take Chester road down to 2 lanes\slow it down. Take the barriers down, stop herding people through as fast as you can, they contribute nothing financially.
54	I have read to make Essoldo Cinema into a possible market - I think that is a great idea.
55	Reopen cinema - use discounts to attract people in. Get new shops in the mall. Advertise youth centres more.
56	Lessen the impact of the A56 - too busy to have a joined up leisure plan.
57	No Response
58	Encourage more shops, leisure and arts
59	Be bold- use CPO powers. Use street planting- flowers, slow and reduce traffic, talk to other cities where this has been done successfully- and get ideas from them.
60	Commercial testing viable uses for their utilisation. A number of buildings within the town centre appear vacant, although their use for telephone masts would make it difficult to acquire or reuse. Commercially testing options developed for the masterplan is therefore very important, together with exploring funding opportunities. A major barrier to the use of many of the historic buildings is the size of the road infrastructure, which does not create an inviting environment for people to choose to spend their time. The post office depot and wider site 5 is important because this is the only place, through comprehensive redevelopment and planning, that an attractive waterside environment, away from the busy road corridor, could be created with leisure uses that encourage people to spend time and visit.
61	Ensure the buildings are used by the community, not left empty. Improve pedestrian access to these areas and encourage regular community events.
62	I believe the aesthetic of the current town centre really lets the area down. The Mall is an eyesore and the area is dominated and carved up by the traffic on the A56 and its junction with Edge Lane and Kingsway. There also seems to be nothing to entice visitors other than the shops at the mall. The traffic needs to be slowed and reduced, there needs to be more greenery, especially trees and the disparate sections of the area need to be better linked for pedestrians. To entice drivers to stop, free parking would be the way forward. The area adjoining the canal could become a real destination if it were to be developed along the lines of somewhere like Castlefield in the city centre, with public space, restaurants, cafes and bars, especially given the proximity of the Metrolink stop. Visitors could then be enticed to explore more of the town centre if better pedestrian links are put in place. At the moment the Metrolink stop seems to be where Stretford residents go to reach the city centre, but it would be good to make it somewhere the people from all over Manchester come to visit Stretford.
63	By reducing the flow of traffic on Kingsway, A56, Edge Lane.
64	No Response
65	Art centre/ studios, restaurant, bar, cafes, modern urban residential developments. Improve crossings at Chester Road, link areas, re-route roads. When looking at photographs of old Stretford it appears the heart was torn out when the ugly roads and shopping centre were built. Had this not been the case Stretford perhaps would have gentrified like neighbouring areas. As the mall is what is sadly

	there then this needs to be made far more desirable a place to shop.
66	The Mall should as listed earlier either be knocked down and rebuilt or demolished and replaced with a smaller shopping parade and more housing. The Essoldo building would need to be bought under a compulsory purchase order but could make and attractive dining/ bar. Stretford Public Hall could be sold either to be used as a small hotel for sports visitors to Old Trafford or to turned into flats. The canal is an excellent spot to build places for entertainment as has been done in Sale. Those using the tram would enjoy the opportunity to stop on route to Old Trafford or the city centre. Victoria Park is already a well used park with a thriving friends group and should be promoted more. Residential housing is needed so a building programme needs to take place to offer homes to buy/rent. With many tourist destinations not more than a few miles away from Stretford Trafford Council could seize this opportunity and look for funding to regenerate and improve the Stretford area for everyone whilst increasing visitors who spend money.
67	A huge re-vamp of the mall needs to take place - it needs to be smartened up, and there needs to be a change of retailers within - no more pound shops, bargain pasty places and betting shops. The Essoldo Cinema has no purpose in Stretford and looks a mess. I have never been sure what Stretford Public Hall is used for. Victoria Park is an excellent park, but would anyone from outside of the area even know there was a park in Stretford? It seems hidden away for some reason.
68	By under grounding the Chester Rd and creating a new public square surrounded by the cinema town hall create a new mini park and residential retail offer on the atlas car park linked to the canal and parades of shop frontages along Chester Road
69	I would be good if the Essoldo/Public Hall could be utilised to provide, for example, amateur theatre, music venues, arts and crafts, etc. Victoria Park is mentioned but what about Longford Park which could be better used than Victoria Park. If Stretford Mall is going to stay (I would rather see it pulled down) then it needs to have a much higher degree of high quality stores (not pound shops, Aldi, charity shops, etc. although these do have their place). An attractive front door might entice people in but they will not come back if the quality of shops, food and drink outlets is poor). I would like to see more high quality clothing stores, (River Island, Top Shop, etc).
70	Put something in the Essoldo cinema that Manchester hasn't already got i.e an amphibian/ reptile park. Free parking
71	Refurbishment, safer access
72	The biggest problems are it looks ugly, there is far too much traffic and we have had no investment. Build a huge tunnel under Chester Road, (Mr Cameron has lots of money for big building projects I hear). Then redevelop the top. As this is unlikely to happen rip out all of the railings and put more attractive things there. Until you make the place look inviting people won't stop. Have a competition to redesign the Mall with a decent prize. No parking costs in the Mall. Free rent for a period in the Mall. Develop the bit by the canal in a nice way, think twinkly lights and Venice, not McDonalds and Birmingham. In the M32 group there are architects, landscape designers etc, why not see if they are willing to come up with some plans that might tempt businesses. Even developers need help with a vision.
73	bulldoze the mall, go for a Chorlton/ Urmston vibe, leisure facilities, restaurants, bars, market independent shops
74	No Response
75	No Response
76	Dramatically raise the profile of Metrolink in Stretford by exposure and signposting
77	Look at what other successful town centres are doing: Urmston, Chorlton. Include plans for lots of independent shops, cafes, restaurants. Make the environment look nicer, include more pedestrian areas. Stretford is just somewhere people have to pass on their way in/out of Manchester

78	No Response
79	Don't sell off any public buildings to residential accommodation! Make community centre and cafe in public hall since the mall and Essoldo are both privately owned and the council have no real decision on what is going on with these buildings.
80	Lose the Mall so it looks like a town not just a closed block
81	Canal: develop walking experience, public transport on canal [community longboat? water taxis [individual +/-or service could stop near these 'major tourist attraction], refreshment outlets and toilets, good signposting where it doesn't exist already. Rambling, local musicians. Community led events in park.
82	by making these assets attractive and pleasing on the eye so people from other areas will want to visit Stretford as well as it being a nice location for existing residents .the mall needs a lot more shops (not just pound shops) and to be made attractive and welcoming to look at .the metro station needs a complete facelift and shops on approach to metro as currently looks very run down.
83	Build new key assets. If your hopes are pinned on current assets then this project is doomed
84	Join them all up. Make some public space
85	Remove the A56 trunk road completely by building an under pass as in most modern European Cities
86	re/gen
87	Narrow the roads and slow the traffic down. Who would choose to spend time close to so much traffic?
88	No Response
89	No Response
90	Ensure masterplan is completed fully; historic buildings are retained and improved, and more community events are held. Turn the Essoldo back in to a community venue, showing movies and open for community events. Improve look of major roads - better pedestrian crossings over Chester Road and not through the underpass. Make the area more about people and less about cars.
91	All these buildings, the library and pubs bars & restaurants must be set in a residential style position, not bordered by high speed multi carriageway roads
92	Improve outward appearance of the mall.
93	By preparing a more thorough masterplan, by getting the community involved, by acknowledging that Stretford does need financial investment, doing something to reduce the impact of the dual carriageway along Chester Road/Kingsway and recreating a true town centre that is accessible to all
94	Improved marketing of assets such as proximity to football and cricket. Encourage administrators of Mall to agree to change of use of vacant shops to leisure and entertainment use. Opening up Mall at night so public can utilise the advantage afforded by its being a covered space.
95	No Response
96	No Response
97	Again needs to have opportunities created for the evening - a good hotel! restaurants, snack bars etc tourist information centre ample opportunities for walks, canal trips, sites to visit not just sport but museums nearby and historic building associated with John Rylands
98	The Essoldo needs to be open for business, any business will do such as a restaurant, Drama club, roller skating. The Bridgewater

	canal needs a makeover close to the Metro Station. A restaurant or Public House next to the canal would be attractive to customers.
99	Knock down the mall. Either fully or partially. It is, of course, ugly and financially unsustainable. The private shops/offices next to the Essoldo should also go. Their removal would make a vast improvement to that area and the canal. A focus on community and improving the area should focus on improving the visual appearance (focusing on the mall) and improving food, drink and other retail opportunities - the idea of markets and more locals shops is a great idea.
100	It will be difficult to attract further investment in the Mall until the future of it is secure. Why would new business want to move in when it is in receivership? Securing plans for this must be a priority. I think the Mall is the key to regeneration in Stretford and if we can get this right, investment in the other areas will follow. We should be encouraging more private investment in the area.
101	A hotel would be an advantage but would need to have sufficient parking.
102	Investment is needed.
103	Join them up for pedestrians. Have the pedestrians above the ground, not underneath it. Consider setting up a group of key stakeholders, something along the lines of the "Altrincham Forward" group. Talk to developers. Consider realistically how public realm works (eg better links between east and west of A56) will be funded. Deliver some quick wins.
104	Address the sense that the area is somewhere to pass through - which is the feeling that exists and will remain unless the A56 is addressed. Ensure public transport and vastly improved cycle paths are put in place. Enable residents to drive the identity and purpose of the area - bringing in "big businesses" will not improve an area merely make it feel less local. Ensure any money coming in to the area is reinvested - we have two of the most visited sports attractions in the country in Stretford but little reinvestment from these money spinners is seen.
105	Demolish the Mall! Or engage with the owners to actually do something to encourage retailers, bars, restaurants - rates and rents are too high, opening hours too short, the cost of parking is a major put off. Send the A56 underneath Stretford;
106	Open up the town centre so it's more pedestrianised. Reduce traffic cutting through the town centre on Chester road and increase the amount of restaurants and bars we have. Opening up the Bridgewater canal to accommodate shops and bars would bring a lot more people to the area and would be more attractive than sitting outside a bar on a main road in Chorlton.
107	by using them as public areas
108	No Response
109	Use the buildings for leisure/retail. Provide better food outlets for evenings to get more pedestrians in the area. Focus on creating something for the local residents then tourists will want to use local facilities instead of just going into town or the Lowry.
110	Sink the A56 underground, reduce and enforce speed limits on Chester Road to 30mph, take down the railings on Chester Road, Kingsway and Barton Road, create a canal-themed attraction on the site behind the Metro station.
111	You can't, what you can do is not sell off the community owned library and civic hall, you can sort out the road. Make it nicer for us to live in/look at. Don't sell off our opportunities for growth and new stuff for more soulless flats, the schools cannot cope with more people, is it a town centre or cheap land to fill full of rabbit hutch housing?
112	Make the Mall easier to access, a route directly in from the A56 would help. Improve the look of the Mall from the all sides but primarily the A56, some big names like a Nando's outside, Debenhams inside and maybe a cinema would attract lots of people.
113	No Response

114	Community centre, food markets, evening leisure facilities
115	No Response
116	Improve pedestrian access, create better looking outside areas, maximise use of the distinctive buildings such as the cinema, library, public hall and drum.
117	No Response
118	This is the hub of the plan, bring Essoldo into council/public ownership or work with owner to get it back into use as cinema/arts centre/bar. Public Hall to be community building, cafe, drop-in, community run activities and sessions. Mall, not much can be done whilst it is in PRIVATE ownership. Council need to work harder at making links with owners as it is named as Town Centre in the plan, yet is no longer publicly owned. None of the plans can be fulfilled unless this issue is addressed. As shops close, the Town Centre will die and there is nothing left for residents. Bridgewater canal, can only be utilised as part of a wider plan, if Essoldo is back in ownership as night-time venue, can't have houses too close, so canal-side bars would be ideal. As a regular user of the canal path, much more needs to be done to keep the existing areas clean and attractive, starting with irresponsible dog-walkers. Victoria Park has a vibrant and thriving friends group and is one of the few places that the community can come together. We need more investment in park-staff to help maintain and further improve a valued public space.
119	No Response
120	No Response
121	Prevent business from leaving the Mall - some very good shops have left and are leaving. Get in more good businesses - a mix of retail and leisure. Develop the area by the tram - cafes/restaurants/shops. Use the Essoldo as a community centre - put on classes/provide a gym etc.
122	1. The external appearance of the Mall should be improved and there need to be more shops. 2. The Essoldo should be brought back into use, possibly as an arts centre.
123	More family friendly areas to include things for teenagers, there is just nothing around here at all.
124	While broadly welcoming the masterplan, we feel the guidelines should include stronger public realm greening elements, both for aesthetics and climate change adaptation, and strong inclusion of SUDS features (parts of the plan area are identified as surface water risk zones). Greening will also act as important biodiversity links between Mersey Valley to south and wildlife corridors to the north
125	Provide an identifiable town centre that the whole community can identify with, feel proud of and want to use on a regular basis. Not just to shop, drink and eat but to use for community activities and or community information. The only civic facility that exists within the proposed boundary is the public library. This is a community building that is on a direct route from the Mall to Victoria Park is well known and as identified on your plan is next to an area that is available for further development.
126	Invest in redeveloping the area. Don't sell off public property.
127	No Response
128	No Response
129	Design a space that takes in all of the above (or as many of them as possible) in a cohesive, green, well maintained and pedestrianised format that is 'people friendly' and that provides for as many activities as possible. Leisure and shopping activities

	<p>should attract a wide audience. We have a diverse population in Stretford. Open up the mall in the evenings and for speciality events. Offer something that no other area offers - no use competing with other shopping malls. We have the space in the mall for just about anything! With good public transport and free parking it could serve a very wide audience. Toilet facilities need improvement though. Perhaps consideration should be given to this question - if the Essoldo cinema were to be developed in lovely self-contained flats for their age range (whatever that may be) what would need to be provided to ensure that councillors bought one?!</p>
130	<p>The mall needs a complete makeover to provide an open selection of retail and leisure complex.</p>
131	<p>I was very interested to hear from the Green Party representative at the Public Forum on 17-09-13 that there is a theatre inside Stretford Public Hall! Trafford Council should develop the site into a community theatre/community rooms.</p>
132	<p>1. THE MALL In an ideal world The Mall would be demolished and that should be Plan A. However, if that can't happen then it needs to be reduced in size. With the Trafford Centre and now the new Tesco, Stretford Town Centre can no longer sustain or needs a shopping centre on this scale. The Mall also needs to improve it's 'curb appeal' both to attract passing trade but also to improve the Stretford environment (more windows/new rendering to modernise the outside of the building/become outward facing rather than just inward/create green areas as there's too much grey concrete) 2. ESSOLDO I agree with your vision and would like to see decisive action taken against the current landlord in order for the Council to take control of the building. It's appalling that such an iconic building and one of the few assets in our town can be allowed to be disused for so long. I'd like to see the return of a cinema, something along the lines of the Stockport Plaza. 3. PUBLIC HALL It's imperative that we don't sell off anymore public buildings into the private sector. Stretford is already suffering from what is essentially a private town centre and we need to use the few public buildings left for the community. Create a cultural centre here or an alternative retail/leisure/food experience to that offered in The Mall. Please don't risk another Essoldo situation or creating something that the wider community can't access. Use Arndale House for offices and keep this key landmark something Stretfordians can use and be proud of. 4. PROXIMITY TO MAJOR TOURIST DESTINATIONS The majority of tourists are going to watch sport or a gig so they will be interested in food and drink. Therefore we need to create better 'curb appeal' on the outside of The Mall facing Chester Road with retail/food/drink along that stretch. Move units that don't attract outsiders e.g. the job centre inside The Mall. Clear signage for parking and offer free parking will be needed. Also work with MUFC and LCC to offer deals to their spectators e.g. money-off /free coffee etc at x in Stretford. 5. BRIDGEWATER CANAL Open it up. Something similar to the Waterside development in Sale. Demolish the sorting office and the other units on that site and create a waterside culture for the community. 6. VICTORIA PARK This is currently one of our best assets and the Friends of Victoria Park are doing a great job in creating a real community hub. Support the Friends more with funds, consider a permanent cafe/evening bar area (look at the Blau Teahouse in the Vondelpark in Amsterdam as an example), use for more community events, 9. PUBLIC TRANSPORT The tram station area can be improved with wider pavements on Edge Lane (you can hardly get a pram down there), improve the units at the top of the station. Create a better link between the bus routes and the tram.</p>
133	<p>Ideally the Mall should be replaced with a traditional town centre. The fact that it is in private ownership makes it hard to influence the type of businesses it attracts. It is also a major problem that it closes each evening. The ideal option would be to buy it and knock it down. The Essoldo is a wonderful building but as it is again in private hands it is hard to force the owner to do anything with it. The Public Hall must remain in public hands as it's the only major historical asset that hasn't yet been sold. Offices or a hotel seem reasonable uses. The buildings on Edge Lane which are part of the Essoldo should ideally be linked with the Essoldo somehow - there</p>

	is an entrance there. If done properly this Art Deco masterpiece could transform the town centre on its own. Converting the office space there to residential seems a mistake - retail space here would help a lot with the aim of making the approach from the station feel like arriving in the Town Centre.
134	There needs to be more independent retail outlets in the Mall to rival the town centre of Chorlton. As I go to Chorlton to do my shopping.
135	No Response
136	Open up Mall for shopping, canal side and Edge Lane for cafes, bars and specialist shops. Essoldo ideally be a fitness centre. Bring back public Hall for community use.
137	Chester Road is the problem, but I don't imagine there is any hope of a ring road?
138	Gain some control over the Mall. Redevelop or knock down and improve shops and outdoor space to make it attractive. The mall is an eyesore and well past its best. Dated and tacky!
139	n/a
140	n/a
141	major facelift and cleaning programme
142	Just look at the Canal area in Sale with its selection of bars and restaurants and create similar in Stretford.
143	MALL - should not be all under cover. Either open up part of the building or convert part of car park by mall entrance (from Kingsway) to shopping/cafes/restaurants/seating/gardens and trees. Brighten up the outside by creating living walls. Planting trees and flowers and creating seating areas. BRIDGEWATER CANAL - great asset but underused. What we need - Canalside bar and restaurant. Development of boatyard into attractive working area with boat hire, canal buses, Boatyard Cafe. NOT RESIDENTIAL. ESSOLDO - encourage owner to open up for public use. Ideas - art centre to include theatre, film, performance, artists' studios, craft stalls, cafe. Residents on nearby streets possibly objected to public use in the past. Traffic -Visitors to sports events - KEEP THEIR CARS OUT OF THE TOWN. Provide cheap park and ride close to motorway junction to prevent traffic chaos and parking problems for residents which are spreading further and further out.
144	The Mall needs to be an attraction. When I was younger I would come from out of Stretford to meet friends there to go shopping. The Essoldo could be a great attraction if invested in. The Scala cinema and arts centre in Prestatyn could perhaps be a model? Some bars or restaurants by the canal (like in Sale) would be very attractive and these would need easy access to the Mall.
145	Crossing the A56 is a big issue. We live on Cromwell Road by Longford park. When we were looking at primary schools for our children I liked St Anne's but crossing Chester Rd felt like too much of a physical boundary, with busy traffic. This huge road physically creates a divide between both sides of Stretford and unless something changed will still remain a physical barrier to accessing Stretford town centre.
146	Creating Dutch standard cycle facilities both to Stretford and along the A56 would reduce traffic, congestion and pollution whilst creating a 'people friendly' environment that would encourage visitors.
147	Make the Public Hall a theatre/community space. Open the Essoldo as a cinema/night club/restaurant/museum. Remodel Kingsway as a mixed pedestrian/traffic area to discourage cars from using it - let them go down Barton road and loop up gyratory if they want to get onto A56.

148	There is fantastic community in Stretford and Victoria Park is great for things to do but the Mall is ugly and the stench on toilets and cigarettes as you walk in is just disgusting so saying the Mall is an key asset is a joke, the bad management of the Mall is killing Stretford. I would love to see the Public Hall used as some type of Arts Centre and the Cinema could be a great conference hall/wedding venue.
149	No Response
150	There should be opportunity for art and drama. If facilities are good people will come.
151	Do not sell off the public hall and key canal side land to residential or hotel developers or for use as office space. This will leave Stretford in a worse position than at present as the town will still have very few amenities and nothing to make it a destination, and it will have the lost the key land on which amenities could be developed. The mall cannot be described as an asset and the council must work closely with its owners offering incentives for its transformation or sale to a new developer. To place additional public amenities into the mall - library etc - will exacerbate the perception of Stretford as an undesirable place to live with nothing but an old fashioned, run down shopping centre.
152	No Response
153	Knock the mall down and build houses. Restaurants, cafes
154	Address the issue of Stretford mall - knock it down and rebuild the town centre. Then these historical buildings can find a place and use in this regenerated area
155	Good pedestrian links. Better cafes/restaurants.
156	Do something about the A56 road which is too wide and ruins anything Stretford has to offer. I feel that a traffic consultancy should be brought in to look at this problem
157	Ensure Peel Holdings site is not developed for residential purposes but developed as a canal museum and cycle hire and repair centre. Keep public buildings as community facilities - eg maintain the library, Arts Centre in Stretford Public Hall Link Longford Park with John Rylands Library and maximise history of the area I could go on.....
158	The mall needs less pound shops and pawn brokers and it needs to look inviting and have free parking. The Essoldo needs to be an arts collective, we need outdoor shops, wine bar and a nice restaurant. Moss road needs to be beautified and bring back shops
159	No Response
160	Free car parking and more shops
161	I liked the idea of developing a Stretford Wharf area but feel that turning into a residential space would be a poor use of space as this would be a great natural setting for cafe/bar/restaurants - it would need to connect to the Lacy Street car park development to create a natural street/square of evening space.
162	Concentrate on making the area more amenable to residents (as out of town visitors are highly unlikely to materialise) by getting rid of the Mall and diverting the A56 underground
163	No Response
164	Make the A56 into a tunnel. Makes the are more appealing and will make lots of space. The road splits up all Stretford's ' assets'.
165	I like the idea of having a (reasonably-priced) hotel in Stretford to tap into the market of people visiting Old Trafford (football, cricket,

	concerts). Having it near the Metrolink makes sense, as visitors to Manchester could also use it as a low-cost option for a city break, etc. If we also have family leisure activities offered nearby and perhaps the ground floor of the hotel is bars/restaurants, it would also make Stretford a nice place to spend a day or 2, rather than it only being a base to explore elsewhere. It would be fab to have some canal-side bars, if possible - this could be great in nice weather (the bars by the water next to the Bridgewater Hall can be lovely in the summertime). I don't like the idea of Stretford Public Hall becoming residential; I'd much rather this stayed as a public building in some way. Every time I pass the Essoldo cinema, I think it would be a great place to run an amateur dramatics group - especially as I believe that there is a stage inside. It would be fabulous to open this up as a multi-functional community resource, e.g. with family leisure activities on some days (e.g. retro cinema screenings, children's films/cartoons - perhaps using a pull down screen rather than a permanent one), am-dram or other community uses on others. I realise that the building is currently privately owned, but it would be so lovely to see this building "alive" and in use. I think that we do need to find other uses for the Mall (in addition to keeping any shops we can!) and using outward-facing shop fronts for the evening economy would be good (as long as the road is calmed!). Having family leisure activities within the Mall might be a better use of the space.
166	Making all the building usable again or redesigning and put to good use. We need to attract more people to the area in order to develop it. Raise the standards of shopping to reflect the era.
167	n/a
168	open more leisure areas, pubs, restaurants,
169	You cannot focus a town centre around a road as wide and busy as A56. Focus needs to be placed on creating an indie area away from these roads along the lines of Chorlton's Beech Road
170	Most of the centre is dirty, scruffy and rundown looking and doesn't invite people to stop. The subways are uninviting and unsafe especially at night. The A56 cuts Stretford in half. The buildings need to be brought back into full use.
171	We need to attract a more diverse set of retail outlets in the Mall as well as restaurants. The Public Hall needs to be used as per its Title, for the Public of Stretford ie More community based events and the Essoldo is an Iconic building and needs to be back in use. We don't have a cinema, bingo house, theatre so why not reopen it as all three, it's big enough.
172	The Essoldo cinema should be a regular point of interest for local people, either as a cafe or restaurant.
173	Underpass for cars or overpass for pedestrians to join the two parts of Stretford together. Why not make the pedestrian bridge an icon structure like Hulme arch?
174	No Response
175	encourage traders to take up vacant outlets, enhance the appearance of the Mall - less severe, more inviting, more interactive - art work, display, community involvement
176	Reopen the cinema
177	No Response
178	We should make more seats with an arcade in it for Essoldo cinema and make the tickets cheap.
179	Reopen Essoldo and create more jobs
180	No Response

181	No Response
182	Add more public transport
183	Better access to the canal, can be difficult with a buggy/wheelchair. Sort out the A56!!
184	Improve Stretford Mall by part opening it up with walkways and outside spaces. Exploit canal side potential for development and create restaurants, bars and leisure facilities. The A56 is a significant barrier to linking key assets to town centre and pedestrian access and promotion of enjoying the outside spaces is a key consideration. The 6 lanes of heavy traffic make it difficult to move from side of the road to the other.
185	No Response
186	Keep the Car Parks - make them free to park, as this will maximise access to any future facilities. Consider converting the Public Hall to a Theatre, with day-time open café as a meeting place for those in the community.
187	Improved signage & make it pretty!! Planters full of dead plants or weeds don't really do it.
188	By providing a more ambitious plan than what's been set out in this consultation. One of the key issues the master plan doesn't properly address is the impact the A56 in its current state has on the town centre.
189	No Response
190	Stretford Public Hall - Move the library in, (enlarging the child play area), utilise as a meeting place for mums, social groups, classes, voluntary work etc. Part of the hall to be available for rent for social events, weddings, parties, etc Be creative with the external lighting - rotating different colours etc If the flagpoles are to be kept then put (clean) flags on them otherwise take them down.
191	Incentives for news businesses such as lobbying central government for rates reduction, and low rents. Kingsway should be restricted to one lane of completely pedestrianised - how Barton Road, and the A56 and a major roads interlink and are routed should be considered. The mall is an eyesore and needs complete redevelopment and free parking on site there should be encouraged (however this is difficult since privately owned).
192	Desperately unhappy with the moving of services inside the mall and keeping the office block on top. Town Hall and library should be retained for community use and canal side residential considered carefully so as not to cut off public access in Stretford. Underpasses safest way to cross Chester Rd. Residential building should be supported by Gorse Hill style 'makeover' (repointing, walling, alley gating etc) for the Lacy St area to improve desirability, community pride and cohesion. Residential should be mainly family size in my opinion.
193	Join them all up. Make some public space.
194	Need to seek investment from new developers in order to make key projects a success. Investment for use for the Essoldo is necessary. A good folly that should not be demolished.
195	At night the Arndale, the historic centre of Stretford, is shut and dead. This takes the civic life out of what is an ancient town with a long history. This has effectively Americanised the town. We need to open the centre for social/cultural/civic activities.
196	The Essoldo Cinema could be used as a restaurant. (I thought someone was going to make it into a skating rink. This would be good if it happened. The building itself is ugly.)
197	More shops and leisure facilities.

198	The Mall – take over ownership, reduce rent/rates to encourage greater occupancy; Public Hall – should remain a public utility building, not a private enterprise; Arndale House – turn into hotel for events at both Old Trafford's.
199	Dramatically raise the profile of Metrolink in Stretford by exposure and signposting.
200	FREE PARKING; FREE TOILETS; EASY ACCESS ACROSS MAIN ROADS.
201	No response
202	Essoldo privately owned. Why would people be that interested in Victoria Park?
203	No response
204	No response
205	Invite Outside Agencies to Be 'Shareholders' In The Future Of This Community.
206	Forget the tourist "destinations" they have the money to support themselves – maybe they could contribute to a Stretford project??? See answers below. My residential area is chocked with metro parking plus parents' cars delivering children to Stretford Grammar.
207	Put A56 traffic underground. Reinstate street level culture.
208	Not via the Master Plan as currently configured. A focus on residential developments is flawed. Amenities for the current residents are the priority, not allocating additional residents.
209	Dispense with the Street and underground – build a unique glass tunnel over Chester Road- not one tunnel, but 3 to link all aspects, from The Drum to the Essoldo. Bring in to play and make full use of the shops to the side of the Essoldo. Make full use of the Metro Station Building. Link the Essoldo shops with Site 5.
210	Send the A56 underground and make all the areas in the town link up. Currently the A56 & Kingsway carve up the town. For example if there was to be something in the Public Hall such as an exhibition or event, it would be more accessible should the roads not be in the way. The same with The Essoldo & Library.
211	Stretford Public Hall should be reinstated as it was years ago, i.e. theatre etc for children's groups etc. The Essoldo Cinema & shops on Edge Lane should be demolished & the whole site redeveloped – as Sale Waterside's example.

Question: Do you agree with the approach to the regeneration of Stretford Town Centre based on a combination of remodelling the Mall, reusing historic buildings, introducing a wider mix of uses into the town centre and improving links to the Bridgewater Canal and Victoria Park?

Yes

No

Don't Know

No.	Full Representation
1	No. I agree with everything except the remodelling of the Mall - I think we need to recognise that it's come to end of it's useful like, it's badly laid out, it will bring the rest of the master plan down, it probably comes down to cost but U would like to see it demolished, fewer shops provided (for all the reasons above - if anyone wants anything they'll go to Tesco's except for John McHugh's - and provided some high quality office space, linked.
2	Yes. In principal this is good, but the 'wider mix of uses' is of concern, especially as it is implied this will be residential, the very thing we appear not to require.
3	Yes
4	Yes
5	Yes
6	No. Remodelling the mall - YES An extension of Stretford Public Hall - NO Victoria is a lovely park and one thing I especially love about Stretford, I think the work the M32 group are doing have been fantastic in publicising what the Park offers, I would like to see more things going on there if possible.
7	Yes
8	Yes
9	Don't Know. If it works then yes, but not convinced that it will.
10	Yes. I agree with this proposal in principal. It's what is done with them that concerns me.
11	Yes, but the re-using of historic buildings, the council man, and the plan just states selling them for residential purposes or a hotel. NO! Remodelling the mall, improving links to the canal and vicky park yes. Not selling the library off, use the building better, allow local craftsman/designers to have part of it.
12	Yes
13	No
14	Yes. I agree that those are the areas of concern. I do not agree with the residential theme running throughout. Some new housing - yes, but not all that is suggested. Victoria Park is well used and has seen a change for the better over the last few years (pity there are so many dogs allowed off leads though!) Removing the subway is a ridiculous idea as the amount of accidents this would generate is unthinkable. We need to get the essence of Stretford back which was an old market town with local people being able to sell locally

	made produce to local people and this will regenerate community spirit which is lacking amongst some people, a problem that more housing would only fuel.
15	Yes
16	No. Needs more imagination, the plan is a hotch potch of separate plans, which do not work together.
17	No. Yes it plays a part.
18	No Response
19	Yes
20	Yes. As long as access for everybody is at the heart of the proposal. It must be understood that there are significant numbers of people who cannot use public transport even if it is labelled as 'accessible'. Also it needs to be remembered that there are people with limited mobility who rely wholly on public transport. The shopmobility at Stretford Mall has closed down. Disabled people who cannot walk very far are forced to go to Manchester Arndale or The Trafford Centre and will continue to have to do so unless access is improved greatly to Stretford.
21	No. I don't think it is far reaching enough, what is needed are major changes to the Mall site.
22	No. I agree with all apart from residential elements. These should be kept to the canal side areas that have been identified. No other areas as shown on the master plan.
23	Yes. Do it!
24	Yes, as long as it is designed to reclaim the space for community to use in the vein of this paper: " Re-imagining urban spaces to help revitalise our high streets" https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5987/21854
25	Yes
26	Yes. Ensure adequate parking on site that won't impact on local streets.
27	Yes. I do but I feel there is slightly too strong an emphasis on providing new accommodation. I don't think lack of housing is Stretford's main problem. Our main problem is a lack of community which is directly connected to the poor quality town centre. I therefore think that things like restaurants, cinemas, community centres etc should be the main priority. I also think that if it all possible (although I understand that this would be expensive) the mall should be remodelled as an outdoor shopping precinct with no roof.
28	Get more shops into the centre, free car parking (although this does not affect me). Think of the people who pay rates and expect a decent area to live in and shop in.
29	Yes
30	Don't know. Yes apart from selling off historic buildings for private investors to make into offices /accommodation. This will mean that the people of Stretford will not get to use these buildings anymore. Particularly the library should not move into the mall. The library is one of the best spaces in Stretford at the moment. This should be recognised more and used as the valuable community hub it is. Also if it moves to the mall and the mall closes down we will lose the library and other services altogether. Maybe remodelling the mall would be too costly and throwing good money after bad-the management at the moment must be trying to run it into the ground as rents are way too high to keep businesses there. (In theory it sounds good but could it really happen?)
31	Yes

32	No. What happens if the mall fails? We will lose the library. Why is the public hall not being kept for community use? Why is the library building proposed to be being turned into residential?
33	Yes
34	No
35	No. Historic buildings in Stretford should belong to the public rather than being sold off.
36	No
37	No. The current suggestions do little or nothing to benefit the community.
38	No
39	No. Too much residential proposed - where will all the children go to school?
40	No. Personally I would just rather the Mall was levelled and we got a regular town centre that didn't turn into a warren for teenagers trying to get out of the rain.
41	No, sounds good in theory but we have no guarantee that this will actually occur. Needs to be proper consultation with end users and constant input from them stage by stage.
42	No. I think the Mall should be significantly demolished - it's ugly and is a blight on the area. You can't see what's inside it and the market is a disgrace. If you kept a small covered area but had a more open pedestrianised precinct you could have visible pavement cafes and bars, as well as shops, have a visible outdoor space for farmers' and other markets and hold other events, which would attract people attending sports and music events at MUFC and Lancashire Cricket Club. I think the Public Hall could make a fantastic hotel rather than office space - there's lots of empty office space in urban areas - lots of businesses are moving out of offices and expecting staff to be more mobile or hotdesk or homework. It would be a fantastic draw to have such a beautiful building converted and used as accommodation.
43	No Response
44	Yes
45	Yes
46	No Response
47	Yes. Victoria Park is fantastic feature of the area. We have taken part in lots of activities there especially over the summer hols as organised by the Friends of Victoria Park.
48	Yes, but please leave victoria park alone it is lovely as it is.
49	Yes. I am concerned the plan will be watered down and Stretford will end up with cheap housing and empty office blocks. The Mall will continue to be run down and no new leisure facilities will be provided. Compared to Sale Waterside and Urmston Eden Square, Stretford is light years behind.
50	Yes
51	Yes
52	Yes
53	Yes

54	Yes
55	Yes
56	Yes
57	Yes
58	Yes. I disagree with the subway bit
59	Yes, but WHY does the plan not match the aspirations? You identified the need for greater evening economy, leisure and diverse shopping, and identified 10 sites, then earmarked 8 of them not for the identified need, but for residential. The plan does NOT match the objectives. Why not?
60	Yes. However, you have not detailed how the 'options' have been developed or tested?? The quick line on page 18 should be better supported by a summary of what the individual assessments has revealed.
61	Yes
62	Yes
63	Yes
64	No Response
65	Yes. To an extent, however the mall has already in the past had a makeover that saw little improvement. I feel Inspiration for an overhaul needs to be carefully considered in terms of what kind of retailers may be attracted given the close proximity to the Trafford Centre and also the lack of charm for any discernible independent retailers other than the low budget stores already on offer.
66	Yes
67	Don't Know. More needs to be done. I don't think the plan really addresses anything.
68	Yes, but arranged around a unifying central area not split by the huge severance that is the Chester road
69	Don't Know. I agree with reusing historic buildings, but there would need to be a very significant improvement in Stretford Mall in my opinion. I would like to see it pulled down. It is past its sell by date. It is downmarket and seems to only want to attract people on low incomes/benefits. Not everyone who lives in Stretford is on a low income.
70	Yes
71	Yes
72	Don't Know. I do to some extent but Not if the historic buildings are taken out of public hands. Look at the Essoldo and how badly managed that has been.
73	Yes
74	Yes
75	Yes
76	Don't Know. Don't degrade the Library when it is re-located, as happened in Urmston.
77	Yes. Regarding the mall, I really feel it needs to be pulled down. Urmston is a great example of what can be done. It's too much of an eye sore, looks cheap and nasty. A similar set up like Urmston will allows small cafes/bars to open and therefore you could have people eating/drinking in the evenings in an "open environment". Mall would be shut otherwise in evenings, town would not have a life.

	The Mall is the very centre, the opportunity to create a lively town cent. Remodelling it won't create that. You need a concentration of shops/cafes/bars to create the heart of a town cent.
78	Yes
79	No. Don't sell any public buildings as they are the most important asset of Stretford.
80	No
81	Yes. BUT subject to real consultation that looks at what different segments of the community want. In community I include people who work here, have business interests, regular shoppers AS WELL AS residents. You will need to monitor who responds to consultation by those categories AND by age, race, religious affiliation [or lack thereof] gender, sexual orientation, disability - and then fill in any gaps that emerge.
82	Yes
83	No. as long as the mall is in place, the town centre is dead.
84	Yes
85	Yes
86	Yes
87	No. Depends
88	No. I can't understand why the library was refurbished only a few years ago and now you are proposing to turn it into residential. With the new hotels being built at MUFC and the Cricket club, why not turn the public hall into something the public can use as previously.
89	No. What is the approach to regeneration? No to selling off public buildings
90	Yes
91	Yes. Reusing historic buildings - these need to be retained for the local public - not developed for non-residents benefits
92	Yes
93	Yes. I agree with these basic principles but not the proposals shown in the draft masterplan
94	Yes. Converting the vacant office block to low cost affordable housing or student accommodation would certainly help to overcome the problem of the Mall having no life at night
95	Yes. However I feel other parks are being neglected because of all the focus on Victoria, e.g. - Moss Park.
96	Yes.
97	Yes. If there is not the funds to demolish the Mall and rebuild but it really needs to be remodelled so it is unrecognisable!
98	Yes. Remodelling the Mall should be more about new uses, tenants, and frontages rather than knocking part of it down.
99	Yes
100	Yes
101	Yes
102	Yes
103	Yes. This is a general approach - it is hard to disagree with such a general statement. What is needed quickly is further detail, to flesh out the "vision".

104	No. I challenge you to find a successful "Mall" anywhere outside of a city centre - it will be a challenge to attract independent stores to this dated space. Unless the issues with the A56 are addressed the feeling of a town centre will not be achieved. The decision to put residential properties on the sites of the canal basin which could be used for the benefit for the whole community. It is important to think how you can keep residents in the area spending their money in the area - this won't happen unless you can consider how to compete with Chorlton.
105	Yes
106	Yes
107	Yes
108	Yes
109	Yes
110	No. In theory these things are fine, but they are not what you'll achieve with this ill thought-out 'Masterplan'.
111	No. Not got enough vision.
112	Yes
113	Don't Know
114	Yes
115	Yes
116	Yes
117	Yes
118	No. The idea is admirable, but the method is unworkable. How can the regeneration plans be based around 2 privately owned buildings (Mall and Essoldo) and selling off the only public buildings for private housing (Library and Public Hall) How will building more houses at expense of public buildings magically encourage a night-time economy? There is NO explanation of how this transformation will be made. We already have a good community of residents who have not been able to spontaneously generate this 'buzz' how will adding more houses make this happen? Are extra school places planned in the development for example? What extra links are needed to Victoria Park? Not sure that is essential, when we have other concerns as residents. We certainly don't need office spaces: The UK is FILLED with empty office spaces, and more to the point, if Stretford has NO food outlets, daytime or night time bars and decent shops, why would anyone want to set up office in Stretford? We need the regeneration first, then it can encourage office space. Shops are closing in the Mall every week, why open a new business here?
119	Yes
120	Yes. There is a need to turn the mall inside out and have a more recognisable town centre with shops on Kings way as well as the A56
121	Yes. Not too much residential and no student accommodation.
122	No
123	Yes
124	Yes
125	Don't know. It would be difficult to object to the general approach. However, what is actually undertaken may not be welcome. How will

	the Mall be remodelled? How will the historic buildings be reused? What will be the actual mix in the town centre? etc. Answers to these questions are what will really matter to people.
126	Yes
127	Yes
128	No
129	Yes. Who wouldn't? Any suggestion for improvement has got to be better than what we have at the moment!! However, selling existing historic buildings should NOT be an option - what happened to our so called 'Heritage' However, the council should be proactive in identifying issues and concerns of ALL residents.
130	Yes
131	Yes. However, the comprehensive redevelopment (option one in the draft) would have been preferable.
132	No. Overall I am disappointed with the Masterplan. I feel that it's just a sticking plaster when what we need is a bold vision and new thinking about how the town centre is used, what's the future of the high street and how we solve/get around the problem of a private landlord (Aviva) owning our town centre. I'd like to see The Mall demolished; keep the historic buildings in public ownership and accessible to the community; and focus on slowing down traffic and prioritising pedestrians and cyclists.
133	No. Moving the library, a public building into the Mall, in private hands, has got to be a mistake. The scope for holding events and opening the library late will be restricted by the opening hours of the Mall. Given that one of the major problems in the town is that so much of the centre is in private hands, moving the library into a private building is a bad idea.
134	Yes
135	Yes- Remodel the mall this is possibly the most important aspect of any future development. We should use the buildings we have, although for what I am not sure and the canal should be redeveloped along the lines of the site at Sale.
136	Yes
137	Yes. A really good tidy up would be good too. Introduce some civic pride.
138	Yes. Approach is good but nothing will be achieved without funding.
139	n/a
140	n/a
141	Yes
142	No
143	No. The vision sounds good but the plan does nothing to provide facilities for residents. The one thing Stretford has is an abundance of residential property and little else. We don't need any more. If all this residential building goes ahead, where will the children go to school?
144	Yes
145	Yes
146	Yes
147	No. You need to narrow the A56, cut its speed limits, take down the railings - they just encourage speeding,

148	Don't Know
149	Yes
150	Yes
151	Don't know. Fundamentally disagree with the approach. There is virtually no usage that is not residential. This will not achieve the so-called 'vision'. The main site 'earmarked' for leisure, The Essoldo, is a privately owned building outside of the council's control.
152	Yes
153	No. Mall needs to go
154	No. Not unless you knock down and rebuild the town centre. Cosmetic changes to the mall will not work. It is an eyesore and horrible place to shop.
155	Yes
156	Yes I do agree but again I will mention the A56 road which no regeneration is worth doing unless something is done to improve the road first.
157	No. Your vision is unimaginative, excludes Longford Park, does not use Stretford's history in any real way, does not reclaim the town centre for the people's use and counter problems with air quality for residents by burying the road and calming traffic I could go on....
158	Yes
159	No Response
160	Yes
161	Yes
162	No. See above
163	No. The Mall and Canal are privately owned so cannot be changed by council efforts. Effort should be concentrated on what the council does have the power to change. Historic buildings such as the public hall (public being the operative word there) should be kept by the council not sold off to private companies that will have no interest in the people of Stretford other than how to make money from them. Every effort should be made to keep these buildings in public use.
164	Yes. The proposed re -model is poor. Part of it needs to be demolished. Open air shopping and café is more appealing.
165	Yes. I do agree, but I think it will only be successful if the issue with the A56 splitting the town centre in 2 is addressed in the best possible way (learning from successful schemes in other areas/countries). The Mall is really unattractive and it will take some creativity to improve the facade to stop it being a blight on Stretford town centre
166	Yes
167	No Response
168	Yes
169	Yes
170	Yes. The thinking behind the plan is good but needs careful study to provide what is needed by the community.
171	Don't know. Yes apart from reusing historic buildings if you are going to turn them into flats.
172	Yes

173	No. Remodelling of the mall is not sufficient. It needs to be replaced with a smaller town centre that has relevant shop & leisure, parking facilities. This new town centre would have an outdoor public space('piazza') to host community events and help engender a stronger sense of local identity and community
174	Yes
175	Yes
176	Yes
177	No Response
178	No. Nobody goes there. People want to go shopping
179	Yes
180	Yes
181	Don't Know
182	Yes
183	Yes
184	Yes
185	Yes
186	Yes. Regenerate the Drum as a MacDonal'd's - an opportunity for youngsters to gain an apprenticeship in catering so helping the local residents. It can be done on a 3-lane highway next to a petrol station - see the MacDonal'd's on Princess Parkway the other side of Chorlton as an example
187	Don't know. Yes in principle but as Trafford don't own them it's a pipe dream.
188	Yes
189	No
190	Yes
191	Yes. However, I think the library building should be protected. I think more residential could be a good idea although the transport connections and routes need to be completely reconsidered. There needs to be a greater focus on enterprise and business in the Stretford master plan vis-a-vis residential as without this, Stretford will remain the same. The council needs to encourage socially responsible businesses to take up residence in Stretford to increase footfall to area and add life to local economy.
192	No
193	Yes
194	Yes
195	Yes.
196	Yes. I do not agree with the closure of the library. It is a good building. We need to encourage literacy. If you have several children books are expensive. Not everyone uses a computer.
197	Yes.
198	No. The town centre should be commercial (shops/offices) not more residential

199	Don't know. Don't degrade the Library when it is re-located, as happened in Urmston
200	Don't know. It does depend on how you go about it – you could do a good job or make a huge mess.
201	[For info: The Answer section of the form was not completed.]
202	No. No interest in the Park as a priority.
203	[For info: The answer section of the form was not completed.]
204	Yes.
205	Yes.
206	Yes. In theory yes but any regeneration should involve regular consultation with residents. I do have serious reservations about increasing residential use of spaces if this means private developers holding us all to ransom!!
207	Don't Know. No use without re-structuring road traffic.
208	No. No selling off of public buildings. Stretford Public Hall and library must not be sold off.
209	Yes. I can recall the community that existed pre- Stretford Mall. The High Street prior to the Mall was vibrant and the heartbeat of Stretford. We can't go back. However, with some imagination and the will to try to recreate a sense of community, we may achieve a positive future for Stretford.
210	No. I do not agree with selling off Public Buildings. There does seem to be an emphasis on more residential sites, but why would people want to move here & what would they do? Phase 1 should be to send the A56 underground and make the town centre desirable.
211	Yes. There is no way you can describe The Essoldo Cinema as a historic building.

Question: Do you agree with the 10 priority development sites identified in the draft Masterplan and their proposed future uses?

Yes

No

Don't Know

No.	Full Representation
1	No Response.
2	No. There is too significant a focus on residential development!
3	Yes
4	Yes
5	Yes
6	Yes
7	Yes
8	Yes
9	No. Would like to see A56 shops included too as there appears to be a lot of focus on residential.
10	Yes
11	No. Is this not the same question? I do not agree as nearly everything said residential. We do not need any more residential property!
12	Yes
13	No. All but the hotel, offices would be appropriate.
14	No. I DO NOT agree with the Library plan at all. I do not agree with the residential aspects to the canal and Essoldo/Civic theatre sites. These need to be for the community. It would be a hideous waste of Stretford's obvious resources to make these residential and not public.
15	Yes
16	No
17	No. Most of them but not site No 9 The Library and to a lesser extent the Drum site. These need to be mixed use. Housing on its own will not regenerate or provide the linkages needed to bridge Chester Road and Kingsway
18	Don't Know
19	Yes
20	Yes. With the crucial addition of improved accessibility to all as noted above.
21	Yes
22	Yes. The public hall as the library as said earlier. The shops on the hill on edge lane needs to be kept as commercial not residential. We need bakeries, Deli's and bars in that area
23	Yes

24	Don't know. Agree with the sites identified but not with all of the proposed uses. I can't see the Drum as a residential premises - would not be a good position for more social housing given the issues with the immediate vicinity, and I cannot imagine private buyers wishing to purchase here. If the site were completely redeveloped, it could serve as commercial. I don't like the idea of the public hall being used for commercial/offices - architecturally it is a good building and this needs to be available for the public to see/use even if owned by a private company, so would be better as a hotel or an events venue. I notice that a lot of the proposed sites seem to be earmarked for residential or commercial, whereas what the centre needs is a social life. I.e. shops, bars, markets, events etc. etc. If more residential here, then there will never be a chance of Stretford gaining evening activities.
25	Yes
26	Yes. Again concerns around parking and traffic.
27	Yes
28	I agree with some - what is going to happen to the library - is this being closed? Royal Canal Works - how is entrance and egress going to be made if this goes ahead?
29	No. Don't agree with residential use of library site (see above) or selling off of Public Hall which should be an asset for the whole community.
30	No. No to selling of the library and public hall to private investors- we would lose our best and most inspiring buildings. Other aspects sound reasonable.
31	Yes
32	No. Far too much emphasis on residential.
33	No Response
34	No
35	No. I do not agree with the amount of new residential redevelopments planned as the area doesn't have the facilities to support them.
36	No
37	No. The feeling is that we are being presented with a series of suggestions and being told "take it or leave it". As the community that is being affected by this we would like an opportunity to make our own suggestions based on work already done, knowledge that may emerge and the community's needs and desires.
38	No
39	No
40	No. Flats and hotels is all I read. Flats could always be built above any shops/bars/restaurants but why people from Lancashire Cricket Club/MUFC would stay in Stretford when there is a complete army of hotels in the much better looking Salford Quays I have no idea.
41	No
42	No. Have already stated that the Mall should be mostly demolished so would like you to look again at that proposal. Think the Drum pub is also ugly and should be demolished if possible. I do think it's a good idea to bring library and other community facilities onto the Mall site, but in a more open environment. Do think it's a good idea to refurbish and re-use Arndale House for residential accommodation.

43	No Response
44	Yes
45	Don't Know
46	Yes. Housing issues need to be addressed and more social housing
47	No. Too much focus on residential. In particular the Boatyard - a missed opportunity if this is turned into flats not a pub/ restaurant. There are enough canalside flats.
48	Don't Know
49	Yes
50	Yes
51	Don't Know
52	Yes
53	No
54	Yes
55	Yes
56	Yes
57	Yes
58	Don't Know. Haven't time to read all of it
59	No, as above- 8 of the 10 are earmarked for residential- including existing retail units on Edge Lane, when the objectives do not even mention need for more accommodation
60	Yes, to an extent, but how far have these been tested commercially? Site 1 - can an attractive cafe environment really be created here? Higher value retail should be visible from the frontage. The frontage sites are the most valuable, should units of appropriate size be created. The retail anchor of the mall, would want main road frontage. Residential on upper floors along the frontage should be considered. (M&S Didsbury/Ask Scheme in Urmston) The southern chunk of the mall should be redeveloped to create space for a new/relocated retail anchor. TJ Hughes, the market, frontage units where McDonalds used to be, the external plaza and the Irish pub, as far as possible. Tinkering with the internal units will do little to turn the uses of the Mall 'inside out' and enable the larger occupiers to have greater visibility along the main road. 2. Is there really demand for this amount of office accommodation here? If it does need to be retained, a sizeable chunk should be converted into residential uses. An affordable hotel (travel lodge) may be viable, but discussion is needed with potential occupiers to gauge interest. Student accommodation would probably not work, the university has recently confirmed that they have a surplus of student accommodation in the city centre. Discussion with MU and MMU required here. There is no direct bus link to Oxford Road. Would students use the tram (cost implications) Site 3 - the viability of converting this to a hotel need to be fully considered. It may well prove too expensive with a limited market. Further testing is needed to explore a variety of uses for this building. If it is to stay as offices, then the Council should continue to use this building, until a viable user can be found. 4 - Keep the frontage of the cinema and convert into an alternative use. It would be extremely difficult to sustain this as an entertainment venue. Perhaps a sports/leisure provider. The back should be development to provide new residential uses overlooking

	the river. The residential block on the corner of edge lane and A56 should be refurbished for residential accommodation. The lack of on street parking to facilitate passing trade, the traffic and limited unit size, make these ground floor frontage units difficult to use. Site 5 - primary redevelopment site with A56 and waterfront frontage. Market testing here needed to maximise the potential of this site, which must capitalise on the waterfront location and potential to create a visitor/leisure destination as part of a wider mixed-use scheme. Residential should be incorporated here as part of the mix. (Sale town centre/Oca) Site 6 - Resi. Parking requirement could be lower given proximity to public transport. Site 7 - Boat moorings and residential to create an attractive waterfront residential environment, with visual linkages across to site 5. Perhaps new feature footbridge across the canal. Site 8 - Need to get a coffee/sandwich shop in here. Speak to Caffeine and co. as part of expanding offer from Longford Park. Terrible signage and hoardings on the front and a sensitive refurbishment of this character building is required. Site 9 - Agree Site 10 - Agree Pedestrian Movement and Highways - look to Liverpool Edge Lane improvements. There is a need for a wider A56 corridor study which aims to balance movement and pedestrian/cycle/visual appearance.
61	No. I feel there is too much emphasis on developing residential areas, a cheap fix, as there are adequate residential facilities in the areas. We need services for the residents not more residents.
62	Don't know. In the main I agree with the proposal ideas but I think the use of the canal side as a destination to entice visitors should be given more prominence as a lot of that space seems to be earmarked for residential development. This will attract visitors and could also bring money into the area prior to events at the two Old Trafford stadiums.
63	Yes
64	No Response
65	No Response
66	Yes
67	Don't Know. The plan is not clear.
68	Yes, but the key stone which will make them work together is the crossroads of Chester road and edge lane until this is addressed the needs of the south Manchester commuter and their vehicles will dominate the proposal and Stretford not the pedestrian / cyclist
69	Yes
70	Yes
71	Yes
72	No Think we don't need as much residential but more bars and cafes and restaurants. And please don't move the library.
73	Yes
74	Yes
75	Yes
76	Don't know. Demolish Stretford Metrolink station building - it hides and disguises an important transport facility. Replace it with a glass parapet.
77	Yes

78	Yes
79	No
80	Yes
81	Don't know. I don't know how you arrived at these sites, or what may have been left out and why. I understand there will be financial and ownership constraints.
82	Yes
83	Yes
84	Yes
85	Yes
86	Yes
87	No
88	No. as above
89	No
90	Yes. Please ensure there is a decent mix of new and affordable housing, good shops and office space, and an attractive centre for restaurants and evening life.
91	No. The document isn't clear as to future uses; or is seeking to disguise the councils true intentions
92	Yes
93	No
94	No. I am concerned about the redevelopment of the library. Assurances would be needed that any new library would be of a comparable size and offer the same services as the current library.
95	Yes. Although I'm concerned the mall will be mixed use when it is currently the only shopping venues + no others are planned to replace lost retail space.
96	Yes
97	Don't know. There uses are not clearly defined as they could for example with the Public Hall it could be a hotel or offices vastly different outcomes for the centre .Offices shut down in the evening and Stretford needs to stay open softer 6pm
98	No. Would like to see leisure/mixed considered as a possible use at the Boatyard rather than just residential. I think mixed use or Leisure could be considered at the Bass drum.
99	Don't know. I agree, but you are focusing on 'residential' in many of options. I think more creative thinking on use of these spaces is needed.
100	Yes
101	Yes
102	Yes
103	Yes. Agreed, but not necessarily agreed on the answers. Seems too heavily residential led - Stretford needs to retain "character" buildings, including the Drum.

104	No. To some degree - but parks in the area, footpaths and the A56 need addressing.
105	No
106	Don't Know
107	No. everything seems to be. Being changed to residential areas
108	Don't Know
109	Yes
110	No. Too much residential.
111	No
112	No. I agree with the Mall, Essoldo and Bass Drum. The library should remain but be easier to reach for people driving by.
113	Yes
114	No
115	Yes
116	No. There is too much focus on residential development, particularly on the library and drum sites. I see value in canal side residential development but the other two sites are two of the more distinctive buildings in Stretford. A lack of residential property is not one of Stretford's main issues, a lack of leisure and quality retail facilities should be given priority.
117	Don't Know
118	No. As above, those in Private ownership do need changing, but there are no details in the Plan as to how the owners will be approached to make these changes. Have they been consulted during the drawing up of the Plan, I would expect to see their input in the plans. NO to selling the only remaining public buildings, especially for housing. If the library moves to the Mall, what happens when they finally go into administration and close down, we lose the building and the library service. NOT ACCEPTABLE. NO to more HOUSING, especially without details on extra amenities to serve the existing residents and expected increase. There is constant reference to 'night time economy' but nothing concrete in the plan as to how this will be developed.
119	Don't know. Most sites seem appropriate - we are tenants at the Bennett Street Surgery and have just signed a long lease, and would like to know what could happen to our office.
120	Yes.
121	Yes
122	No. As stated above, Victoria Park should be included as it provides a major focus for the town.
123	Yes
124	Yes
125	The Mall: - Given that the Mall dominates the area identified for redevelopment what happens here can potentially make or break both your vision and the reality. This site must be opened up for greater public/ community use. This includes time, activities and facilities. 2 Arndale house: ok 3 Stretford Public Hall: This must be kept in public hands. Whatever it is used for we cannot let control of its future be in private hands. The lessons of the plight of the Essoldo and the Mall cannot be ignored. 4 Essoldo:? Best of luck. If you can save it and make good use of it please do. 5 Lacy street: Preferred leisure link between canal and centre. 6 Boatyard: residential ok 7 Canal

	Works Residential ok 8 Metro: OK 9 Library Do not use for residential this building and the clinic site is the only identifiable civic / community building in the area. Keep control use for the community. See above. 10 The Drum: More Residential! Is Stretford really in so much need of housing?
126	Yes. But the first development I've heard of, site 10 / The Drum, had the following goal: "Future development at this location should provide an attractive entry point into the Masterplan area". It's going to be turned into a McDonald's as I understand it!!!
127	No. Some of the buildings are too iconic to be converted to residential use and if converted to community use would be more appealing and attract more interest.
128	No
129	No. There should be one more: The refuse tip on Chester road should be on the list! This tip is an eyesore and does NOTHING to welcome people into the centre. Its location is ill thought out, being near a motorway and on a major highway. One day there is going to be serious accident at this location! Traffic coming from Stretford has to do a 'U' turn from the extremely busy A56 back onto it to access it. It looks horrendous. I open my garden in July every year for the National Garden Scheme and the directions I have to write in the 'Yellow Book' (NGS listings) to my home takes visitors from all over the North West and beyond, pass this awful sight. I am ashamed that they have to come past it. I am seriously thinking of changing the route to my house via M60 exit 5 instead of exit 7 to avoid it even though the route is SO EASY from Junction 7 .I do not think I have ever been to a town where the refuse facilities are so prominent and so near the entrance to that town. What sort of message is this sending to visitors to our area?
130	Yes
131	Yes. In part, but I am worried there may be too much residential. If the residential were to be Council Housing I would agree more strongly.
132	No. I feel there is way too much residential usage being allocated and therefore the vision for improved retail/leisure/night time economy/cultural facilities will not be achieved. I object wholeheartedly to the sale of the library for several reasons (denies access to an historic building for the wider community, concern about its future if the service is moved into The Mall and therefore its future tied to the fortunes of The Mall;). The plan also has too much residential allocated to the sites by the canal. I want a balance of leisure/cultural and residential here in order to open it up to the wider community and tourists. Overall I want to see a more balanced mix of land use.
133	Yes. I think the Drum, as an impressive building by the main road, would make a good restaurant. Changing this to residential (or a McDonalds) would be a mistake. If the Mall must be retained, then the idea of converting the tower to residential use seems a good one.
134	Yes
135	No. I don't agree with more residential developments.
136	Yes
137	Yes. Please include that grotty piece of land next to the Essoldo at the top of the subway.
138	No
139	
140	

141	Don't know. What are these? lack of information again
142	No
143	No. I agree with the sites identified for development. I do NOT agree with the proposed future uses. Far too much focus on residential. - CANALSIDE - should not be residential on both sides. DRUM - Should not be residential Library - Should not be residential Edge Lane - Should not be residential Key sites /buildings will be lost and Stretford residents will be left with nothing but more houses and no possibility for development in the future. Lacy St/Newton St Car Park. It would be awful to lose the plumbers and the sorting office from the area, If they have to move, could they relocate into the mall to take over empty units without having to pay the excessive fees? Commuters going into the city centre use the Lacy Street car park. When car park fees were introduced, street parking became a problem on roads off Edge Lane When parking fees were stopped so did the problem. What provision will be made for these people to prevent the same thing happening again? THE DRUM - An amazing building which, with good management, could be a good pub, music venue, play centre, skating rink. It would be terrible to demolish it. Talk is of a fast food drive through which if true will upset many parents of young children who often battle to encourage healthy eating. Also if it is true, it will again be mainly for passing visitors and not local residents.
144	Don't know. Leave the library alone, it is fine as it is, it just needs better access across Kingsway.
145	Don't know. Not sure about the residential builds along the canal. I suspect the residents will align themselves with nearby Chorlton not necessarily be users of Stretford TC. The emphasis should be on the other sites first to make them attractive to all current residents
146	Yes
147	No. How does residential development revitalise a town centre? There are already more than enough people here to use the shops but because of the Mall's decline more and more of us are shopping elsewhere.
148	Don't know. Don't know what they are
149	Yes
150	Don't know. I don't have a clear enough idea of their implication.
151	No. Stretford needs leisure, food and drink, a vastly improved retail experience and an improved physical environment. It needs the canal side regenerating into an attractive leisure destination, as in other towns in Trafford. Stretford does not need more residential accommodation, a cheap hotel for football fans or budget office space.
152	Yes
153	No
154	No. We don't need more residential we don't have enough facilities for the people who live here already.
155	Yes
156	Don't Know
157	No. See Green Party alternatives
158	No. No hotels!!!
159	No Response

160	Yes
161	Yes. Long overdue redevelopments - particularly Essoldo which has been an eyesore on the town for many many years.
162	No. See above
163	No. I don't think there is any point proposing a future use for buildings that the council does not control
164	Yes
165	Don't know. I think that there is too much emphasis on residential in the Masterplan and not enough focus on how we are going to make Stretford a unique and desirable destination. I am confused to hear that residents near The Drum are being consulted on it being knocked down and a McDonalds being built; this does not seem to be in keeping with the Masterplan aim of making the Drum an "attractive entry point into the Masterplan area". I am concerned that allowing a McDonalds to be built there will damage the Masterplan before it's even started.
166	Yes
167	No response
168	Yes
169	No. I think Mitford Street should be developed as a Town Centre and sell the Mall to property developers and indie shop owners underneath
170	No. Essoldo problem of private ownership would have to be resolved before anything can be done with that building. What would happen to the library building if it was moved into the Mall?
171	Yes
172	Yes
173	No
174	Yes
175	Yes
176	Don't Know
177	No Response
178	No
179	Don't Know
180	Yes
181	Don't Know
182	Don't Know
183	No
184	Yes
185	Yes
186	No. Bridgewater flats development is irrelevant to the centre, and blatant development opportunism, with no consideration for the existing community.

187	Don't know. Too many outside of Trafford's control
188	Yes
189	No
190	Don't Know
191	No
192	No
193	Yes
194	Yes
195	No. My only reservation is site 9, as I have already said, and then only the library part of it, but as you say that a new library will be constructed, my objection will be satisfactorily met.
196	Yes. I agree on the whole but see above.
197	Yes.
198	No. See '9' above.
199	Demolish Stretford Metrolink station building – it hides and disguises an important transport facility. Replace it with a glass parapet.
200	No. Obvious from the meeting there are many flaws. Do your homework + be prepared to <u>INVEST</u> public money + <u>SAVE</u> the Library
201	{For info: The Answer section of the form was not completed}
202	Don't Know.
203	[For info. The answer section of the form was not completed.]
204	Yes.
205	No. You have little or no control of at least 3 of these (Mall, Drum & Essoldo).
206	Site1. Yes but <u>not</u> residential. 2. Some kind of social housing. 3. Not Hotel and not commercial. For community use only. 4. Take that awful paint off the outside. Cinema would be appreciated. 5. Atlas is very useful business. Sorting office can be walked to. Don't dig up the car park or Lime Rd estate will be swamped more than it is already with Metro parking. 6. Revamp boat yard and teach skills & sailing. 7. Landscaped metro parking (unfortunately). 8. Needs smartening up but handy to have shop so close at hand. 9. Keep Library. Clinic/surgery – make attractive open space. 10. Pull it down and landscape (safely & interesting)
207	Yes.
208	Yes to the priority sites, No to their proposed future use. *This is a dual, not compound question, a flaw in consultation response design.
209	Don't know. I will await further disclosure of future plans for the redevelopment of Stretford before making a positive statement for or against.
210	No.
211	Yes.

Question: Do you agree with the proposals to make the town centre more pedestrian friendly and reduce traffic speeds, including the redesign of the A56/Kingsway/Edge Lane junction and the closure of the subways?

Yes

No

Don't Know

No.	Full Representation
1	Yes. Promote cycling as well.
2	No. The road does need to be narrower, with a more appropriate speed limit, however, why close subways which are used by many residents. Having additional surface crossings would cater to those who feel safer not using the subways.
3	I believe if the centre was pedestrianised it would instantly create a more welcoming safe place.
4	Yes
5	Yes
6	No. I think if you are going to close some of the subway the whole thing should be closed. Closing off access to some roads and building on that land (Dorset Street) could have a massive impact on the value of the properties on there.
7	Yes
8	Yes
9	Don't Know. Closure of the subways shouldn't be a priority as fear of crime is not a real crime.
10	Yes
11	Yes. Excellent idea.
12	Yes
13	Yes
14	No. The question answers itself! Putting pedestrian crossings etc on the main Manchester to Altrincham road will not stop people speeding and will only add to traffic problems at rush hour. Why put pedestrians at extra and added risk by removing their one guaranteed safe means of moving from one side of Chester Road to the other?
15	Yes
16	No. Junction is far too big for pedestrian crossings – make it smaller and you risk gridlock, needs a lot more thought.
17	Yes. If it were possible to have a tabletop crossing point from St Matthews Church to the post office building with focused areas of pedestrian crossing that reduced the impact of Chester road, introduced a slip road style traffic light system and reduced the speed limit, we could have quite an interesting opportunity to link to the Bridgewater Canal. I understand the logistics of this would be difficult so I would suggest the closure of the subway between The Civic Hall and the Essoldo and use the land given up by the closure to provide the two buildings with some public frontage and provide a proper gateway into Stretford from Manchester.
18	Don't Know. The A56 cuts Stretford in two. Move it underground.

19	Yes
20	Yes, with reservations. There are major traffic flow problems with the existing junction from Chester Road to Edge Lane, and addition of extra pedestrian crossing facilities may make this worse not better. The subway in Stretford is the least scary most well lit subway I have used. However it is not accessible to wheelchair users or people with mobility impairments (who struggle with long slopes).
21	No. Only if all the subways are closed.
22	Yes
23	Yes
24	Yes. Also need to dispense with the railings- they are ugly, off putting to visitors as it looks like a deprived area and actually dangerous as they are difficult to see through when driving, creating blind spots whereby you would not see a child about to run out into the road until it was too late. Also, I believe they actually encourage the traffic to speed up as they create a 'tunnel' effect and drivers believe there is no chance of hazards interfering with their driving. I believe the railings were erected in the 1970's – there have been updated government papers and guidelines issued since then that contain examples of how clever use of bollards and other types of barriers have enable town centres to be transformed, whilst still remaining safe.
25	Don't Know
26	Don't Know. My concern is previous road redesigns make things worse rather than better. The redesign will increase traffic not reduce it and the section of road between Edge Lane and Kingsway already very busy and worse when sports events on.
27	Yes. Absolutely, the A56 is what kills Stretford town centre
28	Close the subways and put decent pedestrian crossings in place.
29	No. Agree with all apart from concern about safety for crossing A56 when traffic very busy if subways closed.
30	No. Maybe the subway spaces could be used as galleries / cafes or something rather than just filled in.
31	Yes
32	Yes. If done correctly then yes. However I have safety concerns for all the school children and elderly who have to cross.
33	Yes. Subways are frightening at night.
34	Yes. It needs to be made more of a town centre rather than a drive through to Manchester/Old Trafford.
35	Yes. Please don't just fill in the subways without a plan to reduce speeds and add more crossing points. It is already dangerous trying to cross the road in Stretford as so many cars speed and jump the red lights.
36	Yes
37	Yes
38	Yes
39	Yes
40	Don't Know. I just don't think it is an issue, I've only ever heard people say they don't come here because there is nothing other than the Arndale which has a car park. I can't see reducing traffic speeds as a realistic goal as it is the main way of accessing Manchester from the south.
41	Yes

42	Yes. Stretford is split up as a result of the junction and subways – it doesn't look or feel like a town centre and areas feel very separate from each other.
43	No Response
44	Yes. The subways are detrimental and feel unsafe for pedestrians
45	Yes
46	Yes. I would never walk under the subway
47	Yes. More cycle paths needed. We ride bikes a lot but prefer to stick to off-road routes such as the canal.
48	No, but I think the subways could be shut and more crossings.
49	Yes. Concerned about the proposed safety of a pedestrian crossing at Kingsway, Edge Lane, and A56 junction. This must be one of the major junctions leaving and entering Manchester. Slow the traffic down and the congestion will be horrendous, match days unthinkable. The subways are not pleasant and as I have been attacked at the top of one of them I understand the need for them to go. I need to see more details of the plan as any difficulties in the crossing will make the Mall even more inaccessible.
50	Making it more user pedestrian friendly would be a good idea. Better pedestrian access rather than using sub ways would be good.
51	No. Making it harder to drive in isn't going to make it busier. Make the subways feel less horrible and scary instead – keep them clean and install cameras.
52	Don't Know. We do not need more road works, there are enough already.
53	Yes
54	Yes
55	Yes. Brilliant idea.
56	Yes
57	Yes. All the subways should be closed and replaced by pedestrian bridges or crossings, they discourage people from having to cross the roads at night.
58	No. The closure of the subways would make it worse. The pedestrian crossing has seen many accidents. This would surely worsen with no subway access. I've always been happy to use the subways, whether on my own or with my two young sons.
59	No. Think all the subways should be closed, and the traffic forced to slow and reduce, on Edge Lane, A56 and Kingsway. The town centre is cut off from the community
60	Yes. This needs careful design. Possibly linked to improving cycle ways across the city to encourage more users from Chorlton. Look to Liverpool at proposals to make The Strand (main road along waterfront), more pedestrian and cycle friendly.
61	Yes. Although it is not clear on the effect these will have on the traffic flow along the A56. If the traffic is delayed causing hold-ups this will cause problems for pedestrians trying to get across the road and an increase in pollution from the slow moving traffic.
62	Yes. I think this will be key to the success of the scheme. A really strong intervention needs to be made for the good of the town. At the current time the main assets of the centre are isolated because of the dominance of the roads. Although not on quite the same scale as the A56 junction, I recently visited Poynton where a rather grim junction in a failing centre has been redeveloped with amazing results (http://www.urbanmovement.co.uk/2/post/2013/06/low-speed-steady-flow-in-poynton-oli-davey.html). Could similar ideas be

	employed here? I also think sculptural pedestrian bridges could be a very good option, and could provide new focal points for the area.
63	Yes. The access to the Man Utd ground and the LCC should be via junction 9.
64	No Response
65	Yes
66	No. Realistically traffic can't be reduced/slowed as Chester Road is the main road into the city and the larger attractions. Better crossing areas are needed particularly at key times of the day. As a user of the Stretford sub ways I see no reason to close them. They are generally safe to travel through and if they were to be maintained in a nicer cleaner way with bushes cut back they would be fine.
67	I don't believe reducing traffic speed will help – the majority of Stretford is 30mph anyway. Chester Road is a major road. I agree to getting rid of the subways – but introducing more pedestrian crossings to Chester Road will cause a lot of problems with traffic flow which we definitely do not need since the continued authorisation for Man Utd to expand its grounds.
68	Yes, but the proposals are simply not radical enough
69	Yes
70	Yes
71	Yes
72	No. Though I agree in principle, but as mentioned before a huge tunnel under the m56 would be a triumph. Would change increase and increase beyond recognition. I think more needs to be done to send people a different route, through increase park. Increase the number of trams significantly then people will drive less. (Rush hour on the tram is hell puts so many people off).
73	Yes
74	Yes. There is no need for a 40m/h speed limit and the Subway is an eyesore. I never use it, it smells and does not feel safe
75	Yes
76	Yes
77	Yes
78	Yes
79	Yes
80	Yes. Ensure that there is thought to the correct lights for through traffic rather than the current system
81	No. Yes to pedestrian safety. Subways - keep for bicyclists as their use of pavements is not friendly to pedestrians. Skateboarders could use the subways too. I leave the junction to Highways.
82	Yes. Get rid of the subways. They are horrible, dangerous, and smelly.
83	Yes, but this will have little impact.
84	Yes
85	Yes, build an underpass for the A56 and landscape over it with gardens etc
86	Yes
87	No. No categorically not. Removing these subways would be a negative move, especially for cyclists and people with small children, and or mobility problems.

88	Yes
89	Yes
90	Yes, please close the subways and have more priority for pedestrian walkways over the junction.
91	Yes. This should include restricting commuter traffic through the residential centre (Barton Road)
92	Yes
93	Yes
94	Yes. Provided that public safety is the paramount aim of any alternative to the subways
95	No. Reducing traffic speed & closing subways is madness & doesn't actually address any of the issues Stretford has. Redesign of that Jnt is totally unnecessary too. Wrong priority.
96	Yes
97	Yes. The closure of all subways would be preferred
98	Yes. I am aware that there are many people who feel uncomfortable at using the subways.
99	Yes, but it's not as big an issue as the others
100	Yes. To an extent. Crossings for the A56 need to be addressed as the current subway does not feel safe especially at night. The area needs to be made safer for pedestrians and cyclists however the A56 is the main road in Trafford and so careful consideration needs to be given to the impact on commuters and traffic flow also.
101	Yes. More speed cameras are needed along the A56. At the moment from the end of Davyhulme Road East to the M60 the traffic seems to be unaware of speed restrictions.
102	Yes
103	Don't know. Essential – you cannot call it a town centre with a 6 lane highway running through the middle. If you close the subways, you need to have a plan for pedestrians. A wide sweeping bridge across the junction could become a useful pedestrian thoroughfare and create an open pedestrian space above the traffic.
104	Yes. However, more needs to be done with the A56 than reduce speeds. The Green Party has made an interesting suggestion with the idea of bringing the road underground.
105	Don't Know
106	Yes
107	Yes
108	Yes
109	Yes
110	No. Not radical enough. The A56 should be sunk underground and a proper town square constructed on top.
111	No. Send it under the road, pedestrianise Kingsway, make Chester road 2/4 lanes and a 20mph zone... That's a start.
112	Yes
113	No
114	Yes

115	Yes
116	Yes. Whilst I agree with the aim, I'm not sure the stated plans will fully address the aim. Kingsway and other areas should be improved by removing the unsightly barriers and the perception of traffic being more important than they bring, but I'm not sure getting rid of the A56 subways is an improvement as this is a major route and using a crossing will make access more difficult due to waiting for lights etc and this in itself may cause pedestrians to take unnecessary risks.
117	All except closing the subways
118	No. Agree that it is essential to redesign the access across the A56, but you need to listen to residents on this, every meeting and feedback states that the plans do not go far enough in making this a safe and attractive crossing. More thought and more money to create an improved access route for pedestrians and traffic. As residents we put up with traffic racing through, not stopping and gridlock on match days. Meet with residents before making this decision.
119	Yes. After growing up in Urmston & Trafford, and having friends in Stretford, I can safely say this is key to everything. The Subways are terrifying to many people – young, old, male, female alike. The number of times in my youth I had heard of people being mugged there, and running for my own safety from would-be muggers is impossible to count. We would rather take our chances dodging cars on the main road than go in the subways. This opens up the Metrolink, other bus stops and other surrounding sites to people
120	Yes
121	Don't Know
122	No. Replacing the subways at Chester Road with surface crossings is a poor proposal. Accidents are likely to occur as pedestrians attempt to cross there.
123	No
124	Yes
125	No. Pedestrians are presently excluded from the area of the Mall for the majority of the time therefore unless this is overcome this proposal is very limited. You should not close the subways without first trying to increase their use. They are the safest way of crossing the roads in question. For example the subway next to the library provides a direct route from Victoria Park to the Mall but the direct route to the Mall is blocked by fencing around the Mall. If as implied it is intended to increase the use of the Mall and Victoria Park this subway would provide the safest and most direct route particularly for children. We have crossing attendants why not subway attendants?
126	Yes
127	Yes. Although the subways do not bother me personally I accept that others find them undesirable.
128	Yes
129	Yes. Can't come too soon. We need a town centre that brings together residential areas with shopping and leisure areas as a pedestrianised scheme that is cohesive in appearance.
130	Yes. European town I have visited have had pedestrian friendly town centres this provides space allowing people to relax, enjoy their food and drink outside (when weather allows) without cars and fumes.
131	Yes. An excellent idea. The noise from the A56 is also deafening, perhaps a reduced speed limit to 20/30mph would help with this?

	(Speed cameras to enforce, etc).
132	Yes. Please take away all the grey railings – they are unsightly, are dangerous for cyclists who can easily get pushed up against them, and I'm sure don't really improve safety. Stretford feels like a place where the car is king so people can drive through it as fast as they can. Blink and you miss it! The focus should be on pedestrians and cyclists.
133	Yes. As part of this it is essential to widen the pavement between the Altrincham-bound Metrolink platform and the town centre. It is barely wide enough for two people to pass. I don't see a need for Edge Lane eastbound to be a dual carriageway anyway. The masterplan is very vague on these proposals anyway. Another idea would be to reduce Kingsway and Barton Road between Kingsway and Stothard road to single carriageway as this would create more public land available for development outside the Mall as well as reducing traffic. Cutting a lane (or two) off the A56 would be a great help as well in the same vein. Also note that focusing spending on areas where pedestrian footfall is already high ignores the possibility that it is low in other places because the environment is not welcoming for pedestrians. Other improvements would be to remove some of the many barriers which prevent pedestrians from crossing the road – these do little for safety and make the town centre unwelcoming and ugly.
134	Yes
135	Yes
136	Yes. Chester Rd. ideally should be pedestrianised from the gyratory north to somewhere between the Essoldo and St. Anne's church with the traffic going underneath. This will probably not happen because too expensive and disruptive so next best option would be pedestrian crossings as wide as a street with significant priority given to walkers and cyclists. This would be safer and give good aesthetic appearance (similar to ones seen in Tokyo).
137	Yes. The subways attract antisocial behaviour and are used as loos.
138	Don't know. Depends what you offer in place of subways. Would welcome it being more pedestrian friendly.
139	
140	
141	Don't Know
142	Yes
143	No. We do need to make the area more pedestrian friendly which includes reducing the volume of traffic and therefore improving the air quality for all residents but particularly our for children. I feel these plans will do nothing to address this and may even add to problem by causing more traffic jams. Other options for traffic - Flyover/Underpass/good, cheap park and ride schemes. We could then create a pedestrianised area and finally have something like a town centre instead of two residential area divided by a busy road.
144	Yes. The suggestion to tunnel the A56 is interesting. However, if this is not possible, the roads needs narrowing, slowing and should have bus lanes. Could more traffic heading for the M60 be directed through Trafford Park is ease congestion?
145	Yes
146	Yes. Would also like to see the Barton Road junction improved and access into the Mall for cyclists.
147	Yes. Although you don't go far enough.
148	No. By closing the subway and adding a pedestrian crossing to the road is unworkable, it would just create massive traffic congestion

	and the amount of time a pedestrian would have to wait to cross the road diagonally across would be unusable and you would get people getting so annoyed at waiting too long and just crossing that it will cause accidents. The only viable option to closing the subway would be to build a bridge.
149	Yes.
150	Yes. Hopefully more people will come and the town will be busy so pedestrian friendly is good.
151	Pedestrian friendly, yes. Reduced traffic speed may cause congestion and pollution worse than we already experience. A pedestrian crossing from Edge Lane across Chester Road is needed desperately.
152	Yes.
153	Yes.
154	No. Put the A56 underground – then the land above could be used to make a better town centre
155	No. Yes re traffic speeds but no need to close subway
156	Yes. Something similar to what they did in Poynton, Cheshire would be ideal for the re-design of the A56/ Edge Lane Junction
157	Don't know. It depends how radical the proposals are in reality
158	Yes
159	N/A
160	No
161	Don't know. I don't find it particularly pedestrian unfriendly at all. Crossings are already in place and already act as a traffic calming measure. The closure of the subways would be a good move – although I haven't personally been mugged down there I know plenty of others who have been a victim.
162	No. The A56 should be re-routed below ground from before St Matthew's (coming from the M60) to well after the Essoldo. This would enable a proper town centre to be planned incorporating pedestrian areas and open spaces together with a reasonably sized shopping area.
163	No. Closing the subways and making the crossing be at ground level will endanger the lives of people needing to cross the road. To make the town centre more pedestrian friendly we need to seriously look into the possibility of redirecting the bulk of the traffic away from the centre of the town. Putting the A56 underground between the Bass Drum and the canal will create a huge space for use by buses, local traffic, cyclists and pedestrians. This space could create a town square we could be proud of with the public hall as a focal point.
164	No. superficial and not likely to make a huge impact. Get the A56 in s tunnel. People have the option of Chorlton or Urmston if the change has only a superficial impact.
165	Don't know. I think that this is the most critical part of the Masterplan, but it is the area that I least understand how you are proposing to make Stretford whole again and “alleviate the severance caused by the A56 and Kingsway” and “address poor air quality”. I think that we need a more radical approach to the junction than simply reducing the speed (although I agree that this is necessary). It would be great to have a shared space solution (similar to what Poynton has achieved). It would be lovely to take the wider pavements (without barriers) all the way up to St. Ann's church (for example) to allow wedding photos on the steps, etc. and make more of a feature of the

	church. It would be lovely to have a wide boulevard feel to the entry to Stretford with a low speed limit that encouraged road users to choose a different through-route (perhaps through Trafford Park, as this is not residential and can safely have a higher speed limit, and people can join the M60 at junction 9 instead) – reinforcing the desired idea for Stretford to become a destination, rather than a through-road from Manchester to the M60.
166	Yes.
167	n/a
168	Yes
169	No. Won't make a difference
170	Don't know. Agree with closure of Kingsway subway near the library but unsure how you would replace other subways with a safe option.
171	Yes. Subways should have been shut years ago. They are dark and stink and are not maintained. I see more people chancing their arm crossing the main road rather than use the subway.
172	Yes. Needs to also be cycle friendly as the A56 is very dangerous for cyclists.
173	No. Pedestrian crossings are not the answer. Too dangerous. Need pedestrian bridge
174	No. I would not support the closure of the subways on the A56/Edge Lane junction. Any surface crossings will have to include significant delays to pedestrians if they do not adversely affect vehicle flows. Personally, I did not feel any "threat of crime" when using them, and in 10 years of passing through the junction daily, including in the dark, I have NEVER seen anyone loitering in them.
175	Yes. The removal of kingsway and incorporation into the Mall, market space, leisure facility redirect the traffic to chester road or develop a one way system around the mall.
176	No
177	No Response
178	Yes
179	No. It is a bad idea to close the subway
180	Yes
181	No
182	No Response
183	Yes. Keep the subways open. Also need better access between the mall and the library. New railings make access very difficult!
184	Yes. The A56 and heavy traffic is detrimental to the town centre and takes priority over local people who wish to walk into Stretford town centre to use the facilities.
185	No. If there was a flyover/under for cars this would make it more pedestrian friendly, reducing space will increase congestion especially at rushhour/match days,
186	No. The highways should not become a bottleneck. Keep pedestrians separate from traffic is safer.
187	No. Fill in all subways and replace with pedestrian crossings. Reduce & enforce speed limits on A56 to 30mph. Narrow traffic lanes slightly and increase the width of the cycle lanes. Clearly mark the cycle lanes e.g Green. Get rid of the railings or if not at least cover

	them with well-maintained planters to minimise pollution. Redesign the junctions to offer wider clear green open spaces.
188	Yes. Although what's proposed is a start, it needs to go further than what's in the masterplan. We need to see better traffic calming, bus lanes, and segregated cycle lanes.
189	Yes
190	No. The subways could easily be sorted out for a relatively small amount. They are quicker and safer than endeavouring to cross multiple busy roads.
191	Yes. Maybe create a one way system around the mall to calm traffic? Is it possible to begin routing some of the traffic from the motorway via Trafford park
192	No. Underpasses essential.
193	Yes
194	Yes. The subway should be closed, and appropriate pedestrian crossings should be re-designed and installed.
195	Yes.
196	No. The A56 is an arterial road into Manchester. Reducing the speed on this road is not sensible. Therefore, the subways should <u>not</u> be closed, as the A56 is likely to be dangerous at that junction.
197	Yes. Closure of the subways – they are a disgrace.
198	Yes. The subways are dangerous – do away with <u>all</u> of them!
199	Yes
200	Yes + No. What would you replace the subways with? Traffic Calming right through Stretford is a good idea.
201	[For info. The answer section of the form was not completed.]
202	Yes.
203	[For info: The answer section of the form was not completed.]
204	Yes.
205	No. As a retired Police Traffic officer the closing of the subways fills me with dread! Traffic & pedestrians are currently kept well apart – Keep it that way or I can guarantee regular serious & even fatal road collisions.
206	Build an underpass to get rid of the traffic!! A56 destroys Stretford and everything surrounding the locality. Put a traffic camera on the Edge Lane/Kings Road junction.
207	Don't know. Several junctions need to be redesigned. A56 traffic should go underground.
208	No. With limited/no finance, there are more pressing priorities.
209	Yes. After sitting on the fence on the previous page, I have to agree with the above, mainly because you site closure of the subways, which I detest.
210	Yes. Good idea to block the Kingsway Underpass.
211	Yes. Kingsway is an accident waiting to happen. It should never have been made dual carriageway. Drivers speed up on this section of road and pedestrians take their life in their hands to cross at the pedestrian crossings.

Question: If we are to invest money in improving Stretford Town Centre where should this be focused?

Please specify a maximum of three priorities only

Replacing the subways with pedestrian crossings

Redeveloping Stretford Mall

Creating a combined library, health and community facility in the Mall

Improving access to the Bridgewater Canal

Securing new uses for the Essoldo Cinema

Securing new uses for Stretford Public Hall

Improving landscaping and quality of outside spaces

Reducing the impact of traffic on the town centre

Developing the Lacy Street / Newton Street Car Park site

Delivering new residential development

Developing the evening economy

Other - please specify

No.	Full Representation
1	Replacing the subways with pedestrian crossings; Creating a combined library, health and community facility in the Mall; Improving landscaping and quality of outside spaces; Developing the evening economy. I agree with creating a combined library and health facility but not in the mall - recognise that this building is architecturally inept and give it up.... suggest that residential land can be used to leverage in additional funding. I think that the usage and money for the cinema and town hall will be more difficult. It would be brilliant if someone would take on the town hall and turn it into a boutique hotel with a fashionable bar and lots of green space outside for the cafe culture but because of Chester Road, it's set far too close to the road now, so that will put developers off...Chester Road and its width is a real barrier to knitting together all the good bits of Stretford town centre. Also who is going to take on the cinema? If there was money to be made from it, someone would've done something with it already??
2	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy
3	Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces I would also really like to see more money spent on Victoria Park. It's already a much loved place, and enhancing it would enrich the lives of community.
4	Securing new uses for the Essoldo Cinema; Developing the Lacy Street/Newton Street Car Park site; Developing the evening

	economy
5	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Developing the evening economy
6	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
7	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy
8	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
9	Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Developing the evening economy
10	Other – please specify. All of these are important. The vagueness of the phrase 'securing new uses' is a concern. Stretford residents want somewhere to take their kids for a pizza after school. a local bar where we can have a drink when we have a babysitter, safe roads to cross, more shops that sell what we need not just tat/pound shop rubbish - greengrocers/butchers, a cafe for people to meet in that's not in the middle of the mall, has Wi-Fi etc. and to not be restricted on a weekend in terms of being able to get anywhere because of the football traffic.
11	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Improving the landscaping would make Stretford far more attractive. We do not need residential development.
12	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Developing the evening economy
13	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall.
14	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall. ABSOLUTELY NO TO THE LIBRARY IN THE ARNDALE!!!!!!! Another beautiful building that does not need tampering with!
15	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces
16	Get rid of ancient mall, build something new based on a major supermarket, link it with a health centre/social centre, ensure LOTS of parking (new multi storey), integrate a better bus station, get a good architect on board. Get B&Q to build an outlet at the sorting office site and use the old B&Q at Stretford for more LCCC and O/T parking.
17	Delivering new residential development; Developing the evening economy; Private developers have to be involved (I understand this). I believe that once enough private monies and associated section 106 monies have been collected then this money can hopefully be used to create the infrastructure which will help the Stretford community fill in the gaps.
18	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Developing the evening economy. Don' waste time redeveloping the Arndale. Knock it down at least in part. To create an evening economy you need attractive buildings and a centre. Build a green and old fashioned looking shops around it.
19	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces
20	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall
21	Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre
22	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy

23	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy
24	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. Would like to say...most of the above, if I were allowed. I do think that residential needs to be considered carefully as introduction of more social housing could actually cause a detrimental effect.
25	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy. There are more than 3 priorities that are needed
26	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy. Traffic is a huge concern to me BUT I've seen other attempts to improve traffic flow which makes things worse eg bus lanes and cycle lanes. This development will increase traffic and people don't walk or use public transport like the town planners want!! We have frequent inconvenience anyway due to sporting events and these add to the problems already present at rush hour in particular.
27	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. Please see previous comments re Stretford Mall and traffic control.
28	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema.
29	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre. Area looks scruffy and down at heel - cafes, independent shops etc unlikely to come until it looks better and has better reputation - Mall could and should be an asset - combined library, health and community facility in the Mall would be attractive if the Mall was well managed but at present the Community assets might be poorly used because of surrounding depressing shop failures, expensive car parking, expensive but smelly toilets and expensive cafe etc etc.
30	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Developing the evening economy.
31	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site.
32	Redeveloping Stretford Mall; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
33	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
34	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Retain our old buildings; don't move the library; no more houses/flats.
35	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Other – Save the library! It is a really popular service, and it should NOT be moved into the Mall. Business rates as opposed to owning a building outright is a really flawed idea.
36	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Developing the evening economy.
37	Securing new uses for the Essoldo Cinema; Developing the evening economy. Some of the phrasing here worries me - "securing new uses for ..." and "developing ..." could be a can of worms. I think some of the phrases need specifying more accurately. Do we want hundreds of new properties potentially occupied by hundreds of families who have no local facilities? Do we want office space

	everywhere driving the cost of renting them down to uneconomic levels, resulting in nobody being able to afford to own them?
38	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy. Not enough choices.
39	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces. Save the library.
40	Developing the evening economy. I could live with things staying the same (even if it is ugly and unwelcoming) if the basic town needs were met.
41	Securing new uses for the Essoldo Cinema; Developing the evening economy; Other – not redevelopment of the mall regeneration. Look at Urmston it is now thriving we want something similar!
42	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema. Redevelop Stretford Mall is the most important and would encourage me to use it more often for shopping. It's a scandal that the Essoldo building has been closed for so long and needs to be put to good use, which could also open up the canalside more. Filling in the subways would make the area feel safer and less cut off from each other.
43	No Response
44	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall.
45	Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
46	Replacing the subways with pedestrian crossings; Delivering new residential development; Developing the evening economy.
47	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Other – Boatyard - leisure redevelopment. And leisure development in general.
48	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall.
49	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy. Stretford Library is a very sad place compared to others in Trafford. The town centre needs to have more use in the evenings.
50	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy.
51	Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces.
52	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy. A selection of real ale bars, cafes, and restaurants are needed, including night-time.
53	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy
54	Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall.
55	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy.
56	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall.
57	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy.

58	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
59	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the evening economy.
60	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site. Difficult to choose 3 as many are linked. Good luck!
61	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall; Developing the evening economy. The re-naming of Stretford Mall would be a big improvement as we do not live in America, don't know who decided on the ridiculous name.
62	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. It is too hard to choose really. Most of the areas listed are priorities for me.
63	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy.
64	No Response
65	Replacing the subways with pedestrian crossings; Reducing the impact of traffic on the town centre; Developing the evening economy. Again, very difficult to choose, the area is clearly affected by the huge amount of traffic cutting it in two. Many migrants moving to the centre of Stretford choose to shop in and go to bordering Chorlton during the evening. Many people living beyond the A56 see Chorlton as their town centre due to proximity and the lack of amenities.
66	Redeveloping Stretford Mall; Developing the Lacy Street/Newton Street Car Park site; Delivering new residential development.
67	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Other – Sort Gorse Hill.
68	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
69	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall. If we want to make Stretford 'look' more attractive, the Council should do something about the weeds growing out of control (or is that only Gorsehill - the forgotten borough?). Improving landscaping would a 4th priority.
70	Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy. This can't be a half-hearted attempt it all needs to be done.
71	Improving landscaping and quality of outside spaces; Delivering new residential development; Developing the evening economy
72	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the evening economy
73	Redeveloping Stretford Mall; Delivering new residential development; Developing the evening economy
74	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the evening economy
75	Replacing the subways with pedestrian crossings; Creating a combined library, health and community facility in the Mall; Improving landscaping and quality of outside spaces
76	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy; Improve the "frontages" on Kingsway, which are the backsides of the former King Street and houses opposite. Not a good image.

77	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy; Please see my comments in previous points
78	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Developing the evening economy
79	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces. Keep all public buildings. Don't sell for residential use. Buy Essoldo if possible and use for art/cinema/cafe/pub/bar. More flowers and cleaner streets.
80	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre
81	Other – please specify. Private housing developers and orgs redeveloping other buildings - well negotiated S106 agreements to pay for specific needs housing, leisure opportunities, improving the mall, seed funding for small independent traders whether permanent, periodic, popup or market outlets, velo and skateboard track. Contracts to include local labour schemes, including links to secondary schools/colleges [internships, work experience, apprenticeships?]
82	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces. The above 3 would be a start however i would have preferred to have been allowed to select more!!
83	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. The mall does not redeveloping, it needs flattening. It would appear the same mistakes made by town planners in the 70s are being repeated here. By redeveloping this useless building, the can is merely being kicked further down the road. The only people who use the mall are those who cannot drive to the Trafford centre or the new Tesco near Old Trafford. If budgets are tight then rather than waste money developing this monstrosity, save the cash and wait until enough money has been saved to do the complete restructure this site needs.
84	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy; Improve the metro stop and surroundings
85	Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy
86	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
87	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
88	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy
89	Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
90	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema. This was very hard to pick three only. I would also really like there to be improved landscaping and quality of outdoor areas. There are no allotments in Stretford, and this should also be a priority. I would like that in the redevelopment of the Mall area, there would be housing and community green space/growing space included. This would also help knit the community together.
91	Securing new uses for Stretford Public Hall; Reducing the impact of traffic on the town centre; Developing the evening economy. Stretford Public Hall (the Civic Theatre) left to the people of Stretford should be the Community Hub. Amateur Dramatics, Discos,

	Vintage Fair, Scouts, Clubs & Societies, Cafe & Bar etc etc - for the residents.
92	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Improving landscaping and quality of outside spaces; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
93	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre.
94	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy.
95	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Developing the evening economy.
96	Replacing the subways with pedestrian crossings; Improving landscaping and quality of outside spaces; Developing the evening economy.
97	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces.
98	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy. Very difficult to choose a priority when all those listed are important.
99	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces. Let's be honest - you aren't going to invest any money are you. It's about private investment (hence focus on residential).
100	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy.
101	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
102	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces.
103	Replacing the subways with pedestrian crossings; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre. If you invest in the public realm - or even commit to it, then I imagine the plan will become more attractive to a developer. Opening up the site to pedestrians will bring more footfall, and if the infrastructure is in place, it should be easier to attract private sector investment.
104	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for the Essoldo Cinema.
105	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy.
106	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy.
107	Redeveloping Stretford Mall; Delivering new residential development
108	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
109	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall. New uses have to be the right uses - not just for businesses/hotels/residential. Should be retail/leisure. Ideally redeveloping Stretford Mall would involve knocking it down and rebuilding a proper town centre.
110	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy. Other – please specify, Sink the A56 underground and create a proper town centre.
111	Reducing the impact of traffic on the town centre; Developing the evening economy; Other – please specify, Give the residents

	somewhere to go and something to do, let us move safely around our area, don't heard us under the road via horrible grey railings.
112	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy.
113	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Other – please specify, Free car parking.
114	Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the evening economy.
115	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy.
116	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre.
117	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
118	Replacing the subways with pedestrian crossings; Securing new uses for Stretford Public Hall; Developing the evening economy. Again, DO NOT SELL PUBLIC BUILDINGS for a quick income, DO NOT RISK THE LIBRARY SERVICES by moving into a PRIVATE building in financial difficulty. DO NOT Expect a night-time economy to appear just because more houses are built. DO NOT create more White Elephant office spaces. In short, before going any further, actually CONSULT with local residents, a great many people have put a great deal of effort into alternative plans, there is a common thread of what residents actually want, and strong feeling about what we don't want. This Master Plan cannot go any further until face-to-face meetings with residents, do not rely on a consultation questionnaire, which only asks the questions you want answering. How many residents were involved in drawing up this Master Plan?
119	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces. The Essoldo would be nice to prioritise, but it's been empty for most if not all of my life, and so would rather the focus was on the Mall, safety for pedestrians and improvements to outdoor spaces to make them more attractive and safe.
120	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema.
121	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces. The library must stay as it is - moving it into the Mall would reduce accessibility and it would have to pay business rates - libraries are already suffering financially and are an important community service.
122	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
123	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
124	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces.
125	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall; Other – please specify, Putting and providing for community activity and involvement at the centre of your plan. This includes locally owned and run commerce/ business as well as community supported and run culture and activities.
126	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Developing the evening economy.
127	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Other – please specify, Convert the Bass

	Drum into a leisure facility
128	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Developing the evening economy.
129	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces. Choices - counterproductive. Many of the above could be linked e.g. securing new uses for Stretford Public Hall - if a theatre group / art or music groups were to use the facilities and hold concerts/ productions and exhibitions then the evening economy would be developed to some extent. Similarly, improving the landscaping by planting more trees and shrubs would have an impact on noise of traffic and the visibility of it. FINALLY - The Visual impact of a space or place is hugely important to the wellbeing of its residents, and the perception of its visitors and potential investors. Thousands of visitors pass through Stretford every day - these could be potential residents or investors. What message are we giving these people NOW? What should the area be promoting?
130	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. Very hard to choose 3 however an open town centre, traffic free (reduced) and places to eat, socialise etc would be fantastic - Good Luck
131	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces. It is very difficult to choose only three.
132	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Developing the evening economy.
133	Replacing the subways with pedestrian crossings; Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre. Spending money on the Mall would be throwing good money after bad. It would be better to write it off, play hardball with the owners and buy the land off them, then replace it with a proper town centre.
134	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre.
135	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
136	Redeveloping Stretford Mall; Reducing the impact of traffic on the town centre; Developing the evening economy. Critical aspect is the 'golden triangle' of the Mall and the three main roads bordering it. Need to open it up like a proper town centre attract local and speciality shops with cafe's and bars etc on Edge Lane, Kingsway or Chester Rd around it. More residential around (but not inside) this 'golden triangle' with better pedestrian access into it. Develop the canal side similar to Sale town centre.
137	Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces. Builders night like to build in Stretford if it was a more desirable place to be. School are full however.
138	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre. We have enough residents and just need to improve the area for people already here before thinking of adding more housing.
139	No response
140	No response
141	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall.
142	Leave our library where it is, develop the Mall as a decent shopping area or demolish it!
143	Securing new uses for Stretford Public Hall; Reducing the impact of traffic on the town centre; Developing the evening economy.

	Stretford has no usable pubs or restaurants. The two existing pubs do not cater for the majority of people who have to travel elsewhere for an evening out. One pub in particular, O'Briens give's the area a terrible reputation. The doorway faces Chester Road where passers-by can see the drunken men gathered to smoke outside and mothers do not like to walk past with their young children. Can pressure be put on landlords to improve existing pubs?
144	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy. The evening economy is none existent! The Mall is so poor now that there is no longer any choice. You can't even buy a CD anymore (except for a choice of 5 CDs in Tesco) or meet friends there for a coffee (there's one coffee shop).
145	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
146	Improving access to the Bridgewater Canal; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site. A section to encourage cycling should be included in the master plan, and should involve Trafford's Cycle Forum.
147	Improving access to the Bridgewater Canal; Reducing the impact of traffic on the town centre. New uses for the Essoldo and public hall does not mean selling them off. The car park is a car park. Just leave it alone. The businesses could move to the Mall and possibly open up the space created there as better access to the canal.
148	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Developing the evening economy.
149	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall.
150	Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces; Delivering new residential development. Regeneration has been needed for a long time, I look forward to it.
151	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Developing the evening economy. 'Improvement' must not mean the sale of public buildings and the canal side to residential developers leaving nothing but the failing Arndale Centre for the people of Stretford, as the 'masterplan' seems to suggest.
152	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces.
153	Replacing the subways with pedestrian crossings; Reducing the impact of traffic on the town centre; Developing the evening economy.
154	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy.
155	Securing new uses for Stretford Public Hall; Reducing the impact of traffic on the town centre; Developing the evening economy.
156	Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Other – please specify, Completely re-design the A56 road through Stretford.
157	Priorities should be a complete redesign and recreation of a Town Centre - we don't have one at present - which includes the Bridgewater canal, Longford Park, keeping public buildings public and vibrant and at the very least a redesign of the Mall.
158	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy. No new residential facilities!!!
159	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the evening economy.
160	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
161	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy.
162	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Other – please specify,

	Demolishing the Mall.
163	Reducing the impact of traffic on the town centre. There is nothing the council can do to redevelop the mall while it is privately owned and business rates are set by central government. Moving a public service out of a publicly owned building (the library) and into a privately owned building risks the future of the service. Once the library building is sold off there will be nowhere to put the library if the Mall owners decide it should not be there. We will then be without a library. The Essoldo is privately owned so the council has little power to change its use. Stretford Public Hall should have a new use but not as residential. It should remain as a public building as a focal point for a new town square. Reducing the impact of traffic by putting the road underground will lead to an improvement of quality to the outside space. There is no point developing new residential properties if the town centre is still not a desirable space for the people that live here already. All we will have is more people that have to go out of the area for shopping and entertainment. Also, there is nowhere in these plans for new school places that new residents will need.
164	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre. The eye sore of the mall and the road are the main issues which stop people visiting Stretford. Work on that and the other issues will naturally attract investment.
165	Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre; Developing the evening economy.
166	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside spaces; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
167	No response
168	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the evening economy.
169	Redeveloping Stretford Mall; Delivering new residential development; Developing the evening economy.
170	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Developing the evening economy. As stated at the meeting you have no money to invest and are reliant on private investors so is this plan even at the starting line?
171	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy. Sorry impossible to choose only 3.
172	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema
173	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site.
174	Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre.
175	Replacing the subways with pedestrian crossings; Creating a combined library, health and community facility in the Mall; Reducing the impact of traffic on the town centre.
176	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improving landscaping and quality of outside spaces
177	No Response
178	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre.

179	Securing new uses for the Essoldo Cinema; Other – please specify, Sub way -or underground walk way/ less vacant shops
180	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside space; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site; Delivering new residential development; Developing the evening economy.
181	Delivering new residential development
182	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Improving access to the Bridgewater Canal; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Improving landscaping and quality of outside space; Reducing the impact of traffic on the town centre; Developing the Lacy Street/Newton Street Car Park site; Delivering new residential development; Developing the evening economy.
183	Reducing the impact of traffic on the town centre; Developing the evening economy.
184	Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Reducing the impact of traffic on the town centre.
185	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Securing new uses for Stretford Public Hall.
186	Securing new uses for Stretford Public Hall. Hands off the Lacy street car park - it is one of the best existing features. Please drop this sell it off cheap attitude, and utilise existing facilities to support future benefits to the community, ie. Keep the car parks to enhance access to future use of the existing historic buildings.
187	Replacing the subways with pedestrian crossings; Improving landscaping and quality of outside spaces; Developing the evening economy.
188	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving access to the Bridgewater Canal; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
189	Replacing the subways with pedestrian crossings; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre.
190	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall; Other – please specify, Encourage new businesses in to the Mall. The Mall is the issue really. Without a vibrant Mall Stretford is a dead duck.
191	Redeveloping Stretford Mall; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre
192	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Delivering new residential development.
193	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy; Improve the metro stop and surroundings.
194	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema.
195	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy.
196	Improving landscaping and quality of outside spaces; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy. We need more restaurants open in the evening.

197	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall. Got to improve landscaping of outside spaces. Keep up with maintenance of railings and more street cleaning. Just keep tidy!!
198	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing the Essoldo Cinema.
199	Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema; Improve the “frontages” on Kingsway, which are the backsides of the former King Street and houses opposite. Not a good image.
200	Redeveloping Stretford Mall; Securing new uses for Stretford Public Hall; Other – please specify: Leave the Library where it is. It must retain an independent position. Do NOT put library in mall. You MUST invest money. You must keep the Lacy Street Car Park.
201	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Developing the Lacy Street/Newton Street Car Park site.
202	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Developing the evening economy. Retain Library Building.
203	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Securing new uses for the Essoldo Cinema.
204	Securing new uses for the Essoldo Cinema; Developing the Lacy Street/Newton Street Car Park site; Developing the evening economy.
205	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Reducing the impact of traffic on the town centre. Close Kingsway to Traffic & Create A Pedestrian Friendly Walkway & Maybe Even a café Culture.
206	Redeveloping Stretford Mall; Creating a combined library, health and community facility in the Mall; Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall NOT IN PRIVATE HANDS; Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre. Any action to close Lacy Street/Newton Street car park will mean Metro parking moves into surrounding residential areas.
207	Improving landscaping and quality of outside spaces; Reducing the impact of traffic on the town centre; Other-please specify: Green linkage along Barton Rd to Victoria Park.
208	Securing new uses for the Essoldo Cinema; Securing new uses for Stretford Public Hall; Developing the evening economy.
209	1. Replacing the subways with pedestrian crossings; 2. Securing new uses for the Essoldo Cinema; 3. Creating a combined library, health and community facility in the Mall. Improved/introduction of walkovers, tunnels over, Chester Road. Improve/make use of the Essoldo shops...Improve, redevelop Metro Station. Bring into the Stretford family the residents of the Longford Park area.
210	Securing new uses for the Essoldo Cinema; Reducing the impact of traffic on the town centre; Other – please specify: More needs to be done for families. Yes, the Parks are lovely, but what use are they during rainy days?
211	Replacing the subways with pedestrian crossings; Redeveloping Stretford Mall; Improving access to the Bridgewater Canal. All the above are priorities and all are essential to improve Stretford Town Centre.

Part Two: Other Comments Received on the Draft Stretford Town Centre Masterplan

No.	Full Representation
212	<p>I write on behalf of the Bridgewater Canal Company (BWCC) in response to the above consultation, and would like to thank you for the opportunity to comment.</p> <p>As part of the Peel Group, BWCC is involved in a multitude of development projects in Trafford and the wider Greater Manchester area and is keen to promote sites which can have a positive regenerative effect.</p> <p>In this respect I write to welcome and support the inclusion of the “Former Boatyard Site- Edge Lane” in the Stretford Town Centre Masterplan as a potential site for residential development.</p> <p>As you will be aware, the Peel Group has submitted an application for high-quality waterside residences which is currently under consideration. We consider the scheme under consideration to closely reflect the aspirations of the Masterplan.</p> <p>BWCC notes the proposal in The Masterplan which identifies this as a “key environmental asset as part of a new Stretford Wharf”.</p> <p>Although frontage on to the canal would be reserved for residents of the aforementioned development, the towpath side is included in our Bridgewater Way improvement project.</p> <p>BWCC is looking forward to a continuing the advanced dialogue with Trafford, TFGM and other stakeholders, to alleviate any concerns around access and parking, in order to deliver a successful scheme.</p> <p>On behalf of the Bridgewater Canal Company, we look forward to continued positive involvement in the consultation process.</p>
213	<p>Brookhouse Group has reviewed the contents of the above masterplan and would make the following response for consideration by Trafford Council:</p> <p>Objectives</p> <p>The Masterplan states that its primary objective is to secure the successful regeneration of Stretford Town Centre and provide a prosperous, vibrant, attractive and safe destination which is supported.</p> <p>The problems facing town centres are well known and have been the subject of recent research including the BIS Understanding High Street Performance and the Portas Review. It is widely recognised that footfall is a critical driver for successful retail centres. Increasing footfall and dwell time should be a key objective that underpins a range of initiatives to help stimulate economic activity, encourage diversity and provide consumer / business satisfaction.</p> <p>Development Options</p> <p>While we recognise that Option 2 - Remodelling and Redevelopment is the most realistic development option in the current economic climate we suggest that a more radical solution for Stretford Mall / Arndale House (Sites 1+2) should not be discounted as it is difficult to envisage how the masterplan objectives can be fully realised in its current configuration.</p>

	<p>We are concerned that the illustrative masterplan indicates extensive areas of active frontages to development sites 1+5 which in our view could frustrate development proposals coming forward. We would suggest that the word 'potential' is added as a prefix to 'active frontages' in the key to provide flexibility and allow future development proposals for these sites to be assessed in the round. In addition we believe that the brief for Site 5 is too prescriptive and should be reworded to provide greater flexibility of layout and acceptable uses. This is particularly important as occupier's requirements for this site have not been fully assessed. Furthermore it suggested that visibility of this site needs to be improved by the replacement of mature landscaped features with a more appropriate public realm.</p> <p>Stretford Public Hall (Site 3) has the potential to be converted to a business centre, subject to a feasibility / viability study, which would support local economic activity while being sympathetic to the architectural and historic context. In this regard it is envisaged that the car park would be retained for the use of the business centre and if possible Dorset Street would be stopped up to create additional secure car parking.</p> <p>Other proposed uses for the sites identified in the masterplan are broadly supported however we believe it would be prudent to build in some flexibility to respond to changes in the market.</p> <p>Pedestrian Movement and Highways</p> <p>In the Government's response to the Portas Review it was recognised that accessibility is key to reinvigorating town centres. We support proposals to improve the quality of the public realm and deliver more attractive pedestrian and cycle access to the heart of the town centre and subject to funding constraints prefer Option 1 – Filling in all four existing subways and their replacement with surface level pedestrian crossings.</p>
214	<p>We are instructed by Royal Mail Group Ltd (Royal Mail) to comment on the above document, currently on consultation.</p> <p>Background</p> <p>Royal Mail, formerly Consignia plc, is the successor to the former statutory corporation, The Post Office. Although its management operates independently, Royal Mail is wholly owned by the Government through the Secretary of State for Business, Innovation and Skills. Its services are regulated by Ofcom. Its letters business, Royal Mail, is the operator of universal postal functions through the Royal Mail letterpost delivery and collections services, handling letters, postal packets and high value (registered) packets. Royal Mail Group also operates Parcelforce Worldwide, which is a parcels carrier. Post Office Limited (a "sister" company to Royal Mail) operates the national network of post offices and sub post offices. The United Kingdom letter post business has been fully liberalised since the Postal Services Act 2000 and Royal Mail now operates in a highly competitive market place. As such, it effectively operates like any other business and is continually seeking to find ways to</p>

improve the efficiency of its business (e.g. increased automation) and respond to the changes in communications technology (e.g. email and internet). Put simply, the nature of the mail industry has, and continues to change and Royal Mail's real estate needs to respond accordingly.

Royal Mail Properties

Royal Mail owns the following property within the Masterplan boundary:

- Stretford Delivery Office, 1A Lacy Street, Manchester, M32 8AA

Royal Mail owns the freehold on this property.

Background

The draft Stretford Town Centre Masterplan identifies a series of development sites across the town centre. The above Royal Mail property is located within the development site identified as Site 5. The Masterplan identifies a preferred option for Development Site 5, which would include the redevelopment of the site in its entirety to provide a mixed use development. Whilst the possibility of leaving Royal Mail in situ on the site is discussed within the document, the preferred option is identified as being the comprehensive redevelopment of the entire site, inclusive of the RMG owned land.

Representations

Royal Mail wish to emphasise the need to protect the above Royal Mail site from development that may adversely affect mail services provided from it. It should be noted that the Stretford Delivery Office is fully operational and Royal Mail currently have no plans to close or relocate it. Should the site come forward as a redevelopment site, then it is essential that as the site is operational, the supporting text to the inclusion of this site within the Masterplan explicitly states that the re-provision / relocation of Royal Mail's operation will be required prior to the redevelopment. This will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.

Furthermore, in order for Royal Mail's site to be brought forward for redevelopment, relocation will need to be viable for and commercially attractive to Royal Mail. There will also need to be a commercial attractiveness that would incentivise the business to relocate the operations.

This approach accords with adopted Government guidance set out in the National Planning Policy Statement (NPPF) (March 2012) which advises that local planning authorities should help achieve economic growth by planning proactively to meet the development needs of business and support an economy fit for the 21st century. The NPPF also advises that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting.

	<p>Furthermore, should Royal Mail remain in situ and any land surrounding Royal Mail's site be redeveloped, it would be vital that any new uses be designed and managed so that they are both cognisant of and sensitive to Royal Mail's operations. Should sites adjacent to the Royal Mail Delivery Offices come forward as residential or hotel development sites, they must be designed to attenuate the noise impact of Royal Mail's operations, which include working outside normal working hours. For example, this may require triple glazing and the careful positioning of windows in new development. In addition, it may be necessary to manage potential adverse impact through appropriate planning conditions.</p> <p>These measures will ensure that Royal Mail's operations will not be prejudiced and that they can continue to comply with their statutory duty to maintain a 'universal service' for the UK pursuant to the Postal Services Act 2000.</p> <p>I have tried to contact the relevant officer within Trafford Council to discuss the proposals in greater detail but have unfortunately been unable to speak to the relevant officer at this point in time. As such, following our subsequent discussions with you in relation to this matter we reserve the right to object to the identification of the site for mixed use redevelopment.</p>
215	<p>I write on behalf of the lender and receiver involved with Stretford Mall Shopping Centre, Stretford. We were dismayed to be presented with a document that had clearly been under construction for some time without being given the opportunity to be involved or even consulted before submission. My client represents the major controlling interest in the area outlined as for attention in the Master Plan and as such would have at least expected to have been consulted for thoughts, a background of experience and advance in terms of experience with regards to the Master Plan area.</p> <p>It goes without saying that our client would be interested in any initiative that can improve the environment within which Stretford Mall ("The Scheme") operates. As such we have spent large amounts of time discussing with Trafford Borough Council the problems the scheme faces, ideas for improvement and their drawbacks and general initiatives that would aid the regeneration of the area.</p> <p>The current occupier market has affected Stretford dramatically leaving very poor opportunities for occupational uptake. Tenant demand is very challenging with few occupiers looking to take space. The scheme itself has been further affected by the approval of planning for developments such as the Old Trafford Tesco, which will result in the loss of a major tenant in the scheme in the next 5 years.</p> <p>A number of the positions that have been put forward in the public consultation document as priority sites are initiatives that have already been tested unsuccessfully on the scheme. For example, the Site 2 recommends residential for Arndale House; a number of potential affordable housing providers have been approached, with feedback universally negative driven by the lack of space available to make projects viable.</p> <p>Site 1 Stretford Mall – a range of occupiers and uses have been approached for this space, especially A3 on Chester Road. We have had some interest from local occupiers but are limited in the interest that we receive.</p>

	<p>In all we are interested in what the council have put forward, but through the nature of being in control of a significant section of the identified area we were surprised to have received the proposed Master Plan without any consultation at all.</p> <p>We continue to liaise with the council on various initiatives and welcome the opportunity to work with them on projects should they be mutually beneficial. For many years and over a number of different ownerships the question of the structure of ownership, through a long leasehold, has been brought to the attention of the council as not representing an arrangement that encourages the freeholders to invest in the scheme. We have put forwards a number of options and look forwards to hearing back on the latest in short order.</p> <p>Initiatives that we feel would help the area include;</p> <ul style="list-style-type: none"> • Aid for occupiers to help them take space through initiatives such as aid with business rates, contribution to fit out etc, guaranteeing of leases. • Engagements on proposals to reform the Head Rent to make the structure more suitable to a modern shopping centre. • Public realm works that will help emphasise the Scheme as the major retail provision in the area, not just Stretford but in a wider catchment. • Increased engagement and consultation from TBC on thoughts and processes with regards to Master Planning for the Stretford area. <p>We remain keen to engage and move the scheme forwards and look forwards to any response.</p>
216	<p>Thank you for notifying English Heritage (EH) of the draft Stretford Town Centre Masterplan Consultation by E-mail on the 24th July. I have now had the opportunity to read your report and can offer the following advice.</p> <p>English Heritage Advice</p> <p>EH support the overall masterplan principles and mix of uses so far as they exist within the submitted documentation.</p> <p>We do however believe that more value could be added to your masterplan process if you were able to provide a clearer physical vision for the place you are seeking to create. For example, it is not clear from your documentation how the area might be developed out or phased; the layout and plot ratios of urban blocks, streets and spaces; appropriate parameter heights, massing models, design and public realm guidance or coding to help inform future developments (NPPF 59, 60). In this respect we commend: “Creating Successful Masterplans”</p> <p>http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/publications/creating-successful-masterplans</p> <p>Your masterplan might also usefully set out possible measures to ensure that the 4 statutory listed buildings in the area (Civic Centre,</p>

	<p>St Mathews Church and cross base and the Top Rank Club) are repaired and brought back into sustainable use as part of the masterplan procurement process (NPPF Policy 131, 126). The use of planning obligations/ legal agreements, CIL or other planning tools could all be used to ensure that heritage assets will be sustained into the future as applications for individual blocks come forward.</p> <p>We are pleased to note that your preferred option 2 “remodelling and redevelopment” allows for fully integrating and making best use of the areas heritage assets, the following advice may be helpful as you move forward:</p> <p>“Constructive Conservation- Sustainable Growth for Historic Places” http://www.english-heritage.org.uk/professional/advice/conservation-principles/constructive-conservation/constructive-conservation-sustainable-growth/ and “Vacant Historic Buildings: An owner’s guide to temporary uses, maintenance and mothballing” http://www.english-heritage.org.uk/publications/vacanthistoricbuildings/</p> <p>Given the scale and potential environmental impact of your masterplan we would encourage you to consider referring major development projects to independent national or NW “Design Review” and to encourage this by way of your masterplan. NPPF Policy 62 states: <i>“Local Planning Authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design...In assessing applications, local planning authorities should have regard to the recommendations from the design review panel”</i></p> <p>I trust that the above advice proves useful to you.</p> <p>Please do inform your members that EH support the principles of option 2 subject to further development of this masterplan.</p>
217	<p>Thank you for providing the Environment Agency with the opportunity to comment on the above proposals.</p> <p>Overall we support the aspirations of the masterplan, particularly where the role of the natural environment will be maximized.</p> <p>The masterplan provides an opportunity to take a holistic approach to the management of surface water in this area. A range of options could be considered including the implementation of Sustainable Urban Drainage Systems (SuDs), increasing the capacity of sewers or watercourses, storing excess water and managing exceedance flows through urban design and “Green Infrastructure”.</p> <p>The variety of SUDs techniques available means that virtually any development should be able to include a scheme around these principles and provide multiple benefits, reducing costs and maintenance needs. Further information on SUDS can be found in;</p>

	<p>The CIRIA C697 document SUDS manual HR Wallingford SR 666 Use of SUDS in high density developments CIRIA C635 Designing for exceedence in urban drainage - good practice The Interim Code of Practice for Sustainable Drainage Systems.</p> <p>The Interim Code of Practice is available on our website at: www.environment-agency.gov.uk and CIRIA's website at www.ciria.org.uk.</p> <p>The Council's Strategic Flood Risk Assessment (SFRA) also shows that the area is within a 'critical drainage area'. Such locations are particularly sensitive to an increase in the rate of surface water runoff and there are specific drainage requirements in these areas to help reduce local flood risk. The SFRA advises that development should seek to reduce surface water run off by 50% on brownfield areas.</p>
218	<p>Thank you for the opportunity to feed into the Stretford MP consultation.</p> <p>HCA supports the broad proposals for regeneration and development in the Stretford Masterplan. We welcome the opportunity to have a greater involvement in town centres. Support opportunities and proposals to increase residential units in the area, and this could be used to help to alleviate pressures on retail/ business units. There could be more emphasis given to housing growth and opportunities for conversions of existing buildings as well as new build opportunities.</p>
219	<p>Background</p> <p>The essence of a "masterplan" is that it effectively puts to bed local policy issues and provides solutions and a framework for development that should last a generation. In this respect, the Stretford Masterplan is our last opportunity to 'get it right' for Stretford for maybe 25 years. Therefore we believe that it is a missed opportunity because it fails to grasp the nettle regarding the long-term decline of Stretford town centre.</p> <p>Flaws in the Masterplan</p> <p>Trafford Green Party (TGP) has some major concerns with the Stretford Town Centre Masterplan.¹ Many people are under the impression that this document contains concrete proposals for the improvement of Stretford and will therefore be disappointed by what it actually says.</p> <p>TGP welcomes the fact that "Sustainability Principles" appear in the Masterplan document. However, these principles are tacked onto the very end of the document. According to the "National Planning Policy Framework"² (referred to in the Masterplan), sustainability is the "golden thread" running through the NPPF (p.4, point 14), which states, "A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be</p>

an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.” (p.40, point 165)

These principles should underpin all planning decisions taken, and the social, economic and environmental elements of sustainable development must be considered and balanced in the Masterplan. Had they been put first and not at the end of the document then a more radical approach may have been taken – the radical approach that TGP advocates at the end of this response.

The Masterplan identifies the “A56 Supplementary Planning Document” as one of the key “policy drivers”. It identifies measures to improve the A56 and particularly the Chester Road and Edge Lane junction including for pedestrians, the disabled, cyclists and public transport users. However, under “Challenges and Opportunities” (page 14), it is noted that an improvement in take-up of vacant office space in Stretford will “be linked to a revitalised town centre retail and leisure offer that also takes advantage of excellent road connections via both the A56 and M60 motorway.” Yet in other parts of the Masterplan, the A56 is rightly identified as one of the causes of Stretford’s decline. Which is it to be? Addressing the problems associated with the A56 is the key to reversing Stretford’s long-term decline.

The Masterplan states that

“The area also benefits from high quality sports and leisure facilities at Stretford Sports Village which is located 1 mile from Stretford Town Centre.”

This is much further away than Longford Park and athletics ground, which is arguably significantly more important to the town centre, being within 5-10 minutes’ walk of the Metro station (which also serves the town centre). Yet Longford Park is not mentioned anywhere in the document. The Park has been described as the jewel in the crown of Trafford Borough as a whole and, if prioritised for investment, has the potential to bring people into the general vicinity to the benefit of the economy of the Town Centre. This is a serious omission.

The Masterplan selects ten sites for remodelling and redevelopment, having decided that Stretford needs neither comprehensive redevelopment nor continuation of the existing program. TGP is concerned that the focus is entirely on buildings. The sites for remodelling and redevelopment should be the A56, Kingsway, Edge Lane, the underpass and then some of the sites already mentioned. TGP takes issue with the assertion that

“The successful delivery of the identified development sites will help to bring life and vitality to the area and secure the regeneration of Stretford Town Centre.” (p.18)

We take the view that the plan fundamentally lacks coherence and fails to deal with the bifurcation of Stretford into two halves by the A56.

Stretford sites identified in the Masterplan

Site 3 – Stretford Public Hall: This should remain in public ownership. If the Council does wish to dispose of it, then it must remain in/return to public use and ideally have some form of community ownership. Given the existence of a theatre within the building, the potential for its use as an arts centre should be explored.

Site 9 – Stretford Library and Mitford St Clinic/Bennett Street Surgery: Libraries are under threat in the current economic climate. TGP would like an explanation as to why “significant intervention would be required to make it fit for purpose as a modern facility meeting community expectations”. Anecdotal evidence shows high community satisfaction with the library. It should be left alone. The library would be more accessible if pedestrian lights were added to the traffic lights at the Mall’s car park entry junction, and a pedestrian crossing added to that junction.

Site 4 – Essoldo cinema: This iconic building has been a constant focus of public dismay and TGP has no specific objections to the plans as outlined in the Masterplan. At the same time we recognise that it is held in private hands and so the Council has little control over what happens to it.

Site 5 – Lacy Street/Newton Street Car Park: An important principle is that the existing businesses here should be allowed to decide if they wish to move before any development plans are mooted. Lacy Street site has great potential for mixed use, utilising the attraction of the canal. But it (and the Essoldo site) would still suffer from the A56 effect. The A56 splits Stretford and the time is right to take a radical stance on dealing with the road. This is dealt with later but is essential if any of the developments along the canal are to benefit the town centre in an effective way and if the potential of the canal and Metro station is to be realised. Otherwise there will never be a unified town centre.

Sites 6 & 7 – Boatyard Site, Edge Lane; Royal Canal Works, Edge Lane: The idea of using both sites 6 and 7 for residential use is completely misguided. Site 7 is the right site for residential use since access would be opposite the Metro access. Residential use on Site 6, however, would be catastrophic, with vehicles from the housing clashing with buses and cars using the Metro car park and dropping people off / picking people up from trams. Site 6 needs to be a low key and canal-based development. It is the only site in the town centre adjacent to the canal where specific canal-themed uses could be incorporated. For instance, a themed boat-repair facility, possibly with education and training facilities and interpretation centre, and additionally even a cycle hire and repair business linking to the Trans Pennine Trail, would provide employment alongside community facilities, and would protect the integrity of the canal which is perhaps the greatest of the key assets of the area. There are already boats moored alongside the canal close to this site. Residential use would minimise public access, as well as missing a great opportunity to strengthen the role of the canal itself in the regeneration of the image of ‘Stretford Town Centre’.

TGP does not necessarily oppose appropriate housing developments in the town centre area. Should they happen, they must meet the needs of the existing community of Stretford. Official Green Party policy states:

The Green Party seeks a balanced mix of housing tenures, to meet the diverse needs of the community. These include individual and shared home ownership, leasehold, and others. The Green Party also seeks to increase the amount of social housing and commonly owned housing as representing the best way of ensuring an availability of affordable housing. All new houses must be built to improved standards for accessibility, space and facilities, ergonomics, sound and thermal insulation, and energy efficiency. Design standards shall also include consideration of social factors, such as the need for privacy and the need for community focal points. All

new housing must be designed for low energy use.

Developments should also follow the hierarchy below when considering its impacts:

1. Walking and disabled access.
2. Cycling.
3. Public transport (trains, light rail/trams, buses and ferries) and rail and water-borne freight.
4. Light goods vehicles, taxis and low powered motor cycles.
5. Private motorised transport (cars & high powered motor cycles).
6. Heavy goods vehicles

A radical solution: if not now, when?

TGP would call on Trafford MBC to take these immediate steps to improve life in Stretford Town Centre:

1. Sink the A56 into an underpass, allowing a proper Stretford Town Square to be built in the centre of Stretford;
2. reduce and enforce speed limits on Chester Road to 30mph;
3. designate bus lanes on the full length of Chester Road;
4. reduce the number of traffic lanes on the A56 through Stretford and on Kingsway;
5. once the above measures are introduced, take down the railings on Chester Road, Kingsway and Barton Road;
6. keep publicly owned buildings in public ownership;
7. encourage the Mall to stay open later.

It can be reasonably estimated that this would cost around £50m – based on the AA’s calculation of £50m per kilometre – see “Going Underground: Developing Britain’s Transport System to Rival the Best in Europe”. Too expensive? This amounts to 0.1% of the total cost of the proposed HS2 train infrastructure project, which the Green Party believes is a colossal waste of money.

The advantages of this would be to reduce levels of CO2 and carbon monoxide in the local area, thus improving the health of everyone in Stretford – especially children and the elderly – as well as to better link the East and West sides of Stretford, which are currently split in two by the A56.

Summary

Traditionally, town planners conducted strict cost/benefit analyses in respect of major projects, the evidence of which is lacking in the Stretford Masterplan. A cost/benefit analysis of sinking the A56 underground would show that the long-term benefits in terms of health, environment and efficacy of transport links would far outweigh the short-term monetary cost. Whilst we are aware that the budgets for

	<p>local transport infrastructure projects and national projects such as HS2 come from very different sets of coffers, it is worth reiterating that the £50m estimated cost of sinking the A56 is only 0.1% of the total cost of HS2. All that is required is for this to happen is enough political will across the political spectrum.</p> <p>The problems Stretford faces come from the A56 corridor, the Trafford Centre and the Tesco superstore. The Masterplan notes that “out of town retail” is one of the factors in the decline of town centres and also notes how the A56 disrupts the fabric of the community, but the responsibility for all three factors lies historically with Trafford Council. It is difficult to see how this Masterplan will mitigate, confront or undo these problems relating to Stretford Town Centre. The radical solution we have proposed, if carried out, will benefit the community for generations to come. If not now, when?</p>
220	<p>Thank you for your email of 24 July consulting The Theatres Trust on the Stretford Town Centre Masterplan.</p> <p>Sites 3 and 4</p> <p>Buildings fall into disrepair because their original use no longer exists or because fashions change and society moves on. The Stretford Public Hall and the Essoldo Cinema both require sympathetic updating to provide new uses for these functional buildings. The Hall’s life would be considerably extended as a hotel (not offices), with a new compatible ultra-modern office block alongside, parking beneath shared with the hotel.</p> <p>Repairing and upgrading existing buildings is always more cost-effective than building new and we support the proposal to create a new entertainment and leisure facility using the Essoldo building as the base. We suggest the creation of a public space or square canalside behind the Essoldo and linked to the Edge Lane road bridge for access to the shops which could provide a focal point. Allowing restaurants and cafes in an open plan setting would also enhance theatre and cinema use. Audiences coming to the evening entertainment venue would enliven the surrounding area in the evening and provide regular custom for local bars and restaurants outside normal working and shopping hours. Although how to link the front of the shops with the rear open space might be a challenge.</p> <p>The Essoldo should perhaps be redeveloped as a community centre comprising a theatre and cinema as these each have different uses. A cinema is a leisure facility because it can only offer an audience the opportunity to consume and watch films whereas a theatre is a leisure, an arts and a community facility that can offer opportunities to participate, perform, to make shows, learn life-skills and the crafts of the industry, and provide entertainment. All the positive economic benefits that are associated with the presence of a new cinema on the site can equally be associated to the presence of a theatre. They would also act as a magnet, ‘encouraging and strengthening trade’ and improving visitor numbers from hotel guests and office workers.</p> <p>The Theatres Trust is The National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that ‘The Theatres Trust exists to promote the better protection of theatres. It currently delivers statutory planning advice on theatre buildings and theatre use through the Town & Country Planning (General Development Procedure) (England) Order 2010 (DMPO), Articles 16 & 17, Schedule 5, para.(w) that requires the Trust to be consulted by local authorities on planning applications which include ‘development involving any</p>

	land on which there is a theatre.’
221	<p>Thank you for your consultation and seeking the views of United Utilities Water PLC in this process.</p> <p>We support growth and sustainable development within the North West.</p> <p>Our aim is to proactively share our information; assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment.</p> <p>We wish to build a strong partnership with all Local Planning Authorities [LPAs] to aid sustainable development and growth within the North West. We aim to proactively identify future development needs and share our information. This helps:</p> <ul style="list-style-type: none"> <input type="checkbox"/> ensure a strong connection between development and infrastructure planning; <input type="checkbox"/> deliver sound planning strategies; and <input type="checkbox"/> inform our future infrastructure investment submissions for determination by our regulator. <p>Water and wastewater services are vital for the future well-being of your community and the protection of the environment. When developing your Local Development Framework [LDF] and future policies you should consider the impacts on its community and environment and ensure infrastructure capacity is available.</p> <p>We have no specific comments to make at this stage, but wish to be included in further consultations and where necessary, the development of Trafford Council’s [Council] future sustained economic growth plans and policies, to ensure that all new growth can be delivered sustainably and with the necessary infrastructure available in line with the Council’s delivery targets.</p> <p>Our historical responses to the Council's Local Development Framework consultations; planning applications; pre developer enquiries and planning policy liaison meeting comments are still valid and should be taken into consideration when developing your Stretford Town Centre Masterplan and supporting policies.</p> <p>We would like to be notified of the Council’s decision on whether to accept our comments and the future progress of the Stretford Town Centre Masterplan.</p>
222	<p>I am instructed by Michael Meadowcroft to make representations in relation to the draft Stretford Town Centre Masterplan. Mr Meadowcroft is joint landowner of the Royal Canal Works site, identified as one of the ten priority development sites in the Masterplan document.</p> <p>Mr Meadowcroft recognises the purpose of the Masterplan, to provide a coherent framework in which to assist in realising development opportunities over the next 10 – 15 years and is supportive of the approach being taken by the Council. In particular, Mr Meadowcroft fully supports the vision for Stretford Town Centre and the objectives for the wider Masterplan area, including in particular</p>

	<p>the development of unused, underused or derelict land for a mix of uses.</p> <p>With regard to Priority Site 7 – the Royal Canal Works site, a problem facing redevelopment of the site for residential development is its topography and shape. While the site extends to approximately 0.7 hectares, it is a long, narrow site which places physical constraints on the type and form of development that can be accommodated. There is a single point of access to Edge Lane, which sits at a higher level to the main part of the site, and this together with relatively high levels of contamination also contribute to the difficulties in bringing the site forward for redevelopment. Notwithstanding this, the site is a prominent, brownfield site badly in need of regeneration and the site’s identification in the Masterplan as a Priority Site is a strongly supported.</p> <p>Original proposals for the site, which were the subject of a planning application in 2008 (subsequently withdrawn) encompassed adjoining land to the east of the site, now owned by Transport for Greater Manchester (TfGM). That site, with a site area of 1.1 hectares, incorporated the land between the identified site and the railway line, as indicated on the attached plan. The enlarged site offers greater flexibility in terms of accommodating new development and creating a more viable development, which will enable the site to be brought forward and regenerated more quickly. Initial discussions with TfGM have indicated their willingness for the site to be included in new development proposals. As the additional land falls within the Masterplan Area boundary it is suggested that Priority Site 7 in the Masterplan be enlarged to accommodate the additional land controlled by TfGM, as indicated on the attached plan.</p> <p>The Masterplan text in relation to the Royal Canal Works site indicates that the preferred option for the site is to deliver new, high quality residential accommodation, taking advantage of this waterside location. While Michael Meadowcroft agrees with this approach, which is consistent with the Council resolution to grant consent, it is considered that the Masterplan should be more flexible in terms of the types of land use that could be accommodated on the site. Specifically, there is potential for the site to accommodate purpose built student accommodation, taking advantage of the site’s proximity to the Metrolink station, and/or a small scale commercial pub/restaurant use (Use Classes A3/A4). We would suggest that the Masterplan be amended to indicate that such uses would be acceptable on the site in addition to residential development.</p>
223	<p>I would like to point out the historic value of Stretford Boatyard in relation to the Bridgewater Canal. The Essoldo Cinema was built on the original Bridgewater Canal Wharf, and the existing boatyard was the Manchester Depot for the Fellows Morton and Clayton Carrying company. It would be a great shame if Stretford was to lose altogether its historic connection to this important waterway as the major centre of activity on the canal. There were at one time more than three working boatyards in Stretford, and it was an important transshipment depot with the railway. There is no reason why a passenger service operating from the boatyard could not be reintroduced in conjunction with the metro, and an activity centre on the canal would give an opportunity for the local community to be involved in the waterway.</p>
224	<p>I have read the Master plan document and feel that the key factor necessary to improve Stretford is to boost the local economy. If we would like to see nice cafes, shops, restaurant and leisure facilities in Stretford, we need there to be enough people in the area who have money to spend eating, shopping and enjoying themselves in Stretford.</p>

For this reason, I think that page 22 of the Masterplan document holds the key to successful development of the area, as it suggests a refurbishment of the office block in Arndale House. This would, as it says in the Masterplan, provide increased employment opportunities for the local population and increase the number of people coming to Stretford for work. The location is ideal for this, with it being so close to the M60 junction and the tram stop, as well as on good bus routes.

Building good offices in the middle of the shopping area, would increase the number of people in the area during lunch times and after working hours and therefore provide a viable market to support shops, cafes and leisure facilities.

In addition to this, encouraging businesses to move their offices to Stretford would also increase the number of jobs available to the local population, which would mean that local people would have more money to spend in local shops and cafes etc.

I have noted in the plan that it seems unlikely that there will be enough demand for extra hotels in the area and that developers are not showing enthusiasm to build more. This seems reasonable, as there are already a large number of hotels in the city and I understand that a new hotel, owned by Gary Neville is shortly to be opened nearby.

I also note in the plan a suggestion about building new flats and student residences. I do not feel that this would do much to boost the local economy. I understand Trafford already has approximately 1,000 empty homes, and we could be at risk of simply building more. I would, for these reasons, suggest that the first step in regenerating the area should be to increase the amount of office accommodation in the area.

I think to support the impact of this a number of steps should be taken:

Increase the amount of and improve the quality of office accommodation in the area and ensure the rents and rates are low enough to attract businesses to relocate their office based functions into Stretford.

Provide a lot of FREE parking (so that there are lots of free spaces on even the busiest days) to ensure that office workers and shoppers know that visiting Stretford for work or leisure is a hassle free experience and that they will always be able to find a parking space easily.

The car parks and entrances to offices should be strategically placed so that people walk past shops and cafes on their way between the car park and the offices, or tram and bus stops. The parking area shouldn't be seen as an income generator in itself, but should be seen as something that brings people into the area who will spend money in our local shops and services (as in the long term this will generate far more income).

Foot fall to the area could also be increased by clear signage to the free parking from the M60 and to/from the tram stop encouraging people to use it as a FREE park and ride, for hopping on the tram or the bus into Manchester city centre, or to Old Trafford for football or Cricket matches. This will increase people's awareness of the shops and services available in the area, and generate increased business in the longer term. It would also improve traffic congestion in the Stretford and Gorse Hill area to the North of the

	<p>A56/Kingsway junction.</p> <p>I agree with the Masterplan that the visual appearance of the area needs improvement. Some work on this may need to be done to encourage businesses to relocate to the area. Stimulating the local economy by increasing footfall by building offices and free car parking would ensure that money comes into the area on a continuing basis that can be spent on keeping the area looking nice.</p>
225	<p>Appreciate the master plan identifies existing infrastructure of Stretford: canal, transport links (metro, bus, train, car, cycles) and access to sale waterpark, Chorlton water park, and Old Trafford and Stretford leisure centre.</p> <p>Appreciate focus on extending the concept of town centre metro Essoldo cross the a 56 and along up to drum and Essoldo through to e.g. robin hood and incorporating no. of established civic buildings and victoria park and of course man united, Old Trafford cricket etc (and the leisure centre off Chester Road)</p> <p>However absence of distinctive vision for Stretford, could be bold, if a focus on the well-being and development of communities and people across age span then could link to the environmental, physical, mental and social well-being and create a clear vision of how that could be achieved through arts, physical wellbeing (cycle routes and paths), ecological focus, healthy eating as well as what already on offer. If a bold vision then can attract funding and if in sync with people in Stretford looking to the future and to on-going be able to be responsive.</p> <p>Just a few thoughts: as been walking and driving around the 'centre'.</p> <p>Take people - pedestrians and cyclists and communities above ground and visible, phased plan of blocking the pedestrian underpass and take people above ground. Reduce the 5-6 lanes of A56 to three lanes (people going to united -flexible traffic flow system two lanes in and then when match finished out) others can go via Trafford Park route which is light industrial estates and also encourage drive and ride (bus-tram). The extra lanes can be converted to extended pavements (tree planting, sculptures (there are artists in the area) and some parking bays for easy access to shops) and create a visible cafe, eating, arts culture (involve community arts) as well as galleries and alternative shops either side of the A56 - and not the usual betting shops, banks, etc. One leading down to canal and the other into 'mall'. There are a couple of service areas to the mall going off the A56 can reconfigurations to the mall be made so that there are inroads into the mall, creating internal and external courtyards as well. Can some of the existing frontage be converted into ecological frontages/facades. There would need to be a number of turns off the a56 road (lights) to enable local and accessible car parking so it's a village feel rather than a blockaded mall to the right and a sense of nothingness to the left (as head towards the motorway). Also why is area up to the recycling centre and timber yard not included?</p> <p>Introduce mixed usage, housing and facilities - could the existing office block on top of the mall be converted into a hotel, could Essoldo be converted into an arts/gallery/dance movement space which could have indoor as well as outdoor space would e.g. YMCA be interested in having a youth hostel in the locality ... could some new housing be developed that is distinctive- ecological - on the</p>

	<p>land the council owns say between the mall and robin hood ... and if the land by the canal is reclaimed (post office, builders merchants, wasteland) then mix of usage - and forward planning use and make the best use of facilities (e.g. canal ... barge trips, links to sale water park and activities; bike hire etc etc would anyone take an independent cinema on.</p> <p>Bring in what community also can offer as well as the big stores (e.g. the demographics of the area -diverse as well as attracting others into the area) -, e.g. look to the ark cafe in sale water park ... ice cream parlour Chorlton (run by South Asians) which does a roaring trade, we have people of different heritages in the area now ... and need to involve and reflect their presence more visibly as well as get stores other than Tesco's and Quality Save/B&M(e.g. Co-Op) present. Without a sense of vibrancy and energy independents as well as chains won't be attracted.</p> <p>What's around for teenagers use the park facilities as well, skateboard areas, graffiti boards, internet cafes, how can teenagers be engaged and have areas where they can hang out (with little money).</p> <p>If thinking about some public services going into the mall, then risk is they will be hidden and lost as if in a sanitised tomb ... so mall if not demolished needs to be creatively opened up inwards and outwards and not just one mass. Which buildings, parts of it can be creatively demolished doesn't seem to be specified in plan. If parking is restricted to a multi storey car park then in my opinion works against a feeling of flow and openness and community - people in cars need to be able to pass and quickly stop off as well as less quickly stop off - needs to be inviting.</p> <p>encourage community cafes as well as the more income oriented ones, liaise with social services and local people, could there be club/dance/performance/comedy venue which is alternative (there are djs etc living in the area) to bring some vibrancy - the usage of the old deaf institute (off oxford road) or the Carlton Club in Whalley Range or the Irish club in Chorlton which have different nights may be useful models and which very much a community feel and attract people from surrounding areas (and not the run of the mill nightclubs) and so alcohol misuse etc and noise not so much of an issue as with general nightclubs and also offer days/nights across the age range.</p> <p>Could the drum (no idea what state of repair it's in or usage) - given its circular shape and car parking facilities be developed and leased/sold as alternative healing/complementary therapies practice?</p> <p>These just a few thoughts in response to the plan. Whilst appreciate there is no money and need to attract funding, it's difficult to know what is realistic and possible, without a sense of possible projected costs and how to develop the initial steps. I return to my first points and guess primary question. What could/would/does make Stretford distinctive and unique from surrounding areas and build on the resources the environment and our communities already offers.</p>
226	<p>I'm very concerned about the proposal to close the subways. I don't have any detailed data but I strongly suspect that the subways are less dangerous than the crossings, where many accidents have occurred. Could you please provide me with some data comparing the</p>

	<p>amount of crime in the subways with the amount of accidents on the roads serviced by the subways?</p> <p>Of course, the perceived level of crime and danger is an important factor when considering how to encourage people into the centre. However, speaking only for myself, I've always been happy to use the subways, whether alone or with my two young children. If there is a problem with a perceived level of danger, I'd rather see something done about this perception, perhaps by improving the look of the subways and the surrounding landscaping, instead of simply removing them.</p>
227	<p>I have lived in Stretford since 1985 so I am familiar with the issues addressed by the Masterplan and have long wished for the kind of solutions outlined there.</p> <p>My main comment is that the Masterplan stops at simply outlining what could be done and contains nothing to give the impression that anything will happen, at least as a result of any intervention by Trafford. Contrary to the statement in paragraph three no 'actions' are proposed, let alone key ones. In fact I think there is a way for the Council to achieve its most of its objectives, as I describe below. In more detail the Masterplan contains three elements:</p> <p>boilerplate aspirational guff with visions, ladlefuls of objectives, nods at sustainability and copious smearings of 'vibrancy'</p> <p>a fairly accurate description of the current woeful state of affairs</p> <p>a section on ten development sites and a bit on pedestrian movement.</p> <p>The last is the actual content of the plan and is what I will focus on. However I think the ills of Stretford predate the financial crisis and current recession considerably. Indeed the Masterplan itself states that 'urgent improvements' were needed in 2007, though obviously not that urgent. What's more we need good reasons to think that new developments will be successful when they replicate what has failed in the past, for example a market in the Mall.</p> <p>Stretford Mall is the core of Stretford and the Masterplan ought to be judged on its approach to this 60s mistake which has created the problem. The Masterplan understates both the dire state of the Mall and, in a sense, its potential. It has extensive balcony-level accommodation and a large car park which could alleviate potential problems created elsewhere in the Masterplan which does not address parking.</p> <p>But the real issue is that the Mall does not belong to the Council and is in receivership. Unless Trafford is prepared to take decisive and assertive action it can pontificate as much as it likes about remodelling and 'a wider mix of uses.' Nothing will happen. As a result the 'community facilities' cannot be moved there and the Council will have to continue to maintain the Library and the NHS the Health Centre.</p> <p>The Essoldo is also not owned by Trafford so ideas for this are also unlikely to come to fruition, as history shows.</p> <p>In contrast Stretford Public Hall and much of the Lacy Street site are owned by the Council or other public bodies. If Trafford were</p>

	<p>committed to achieving something they should bring forward and implement concrete schemes to achieve the Masterplan for these two sites. This covers both proposed sites for the putative hotel and also involves a landmark building. The Masterplan objectives could in fact be largely met by an ambitious council-led redevelopment/improvement of these areas, the tram stop, sites 4a and 4b and the two sites comprising 'Stretford Wharf'. This should include providing a home for the library and health centre and attractive retail and cafe/restaurant facilities.</p> <p>The Mall would have to react to this in the best way it could if it cannot be persuaded to move forward in line with the Masterplan.</p> <p>The section on pedestrian movement is illogical. Why should replacing 2 subways be successful when replacing 4 'will not deliver the transformation necessary.' Something much bolder is needed to provide access. Under the Masterplan two street crossings will be necessary to get from the trams stop to the Mall. Since both are dual carriageways I imagine that will mean 4 separate waits at crossings. Surely the tram stop could be linked to the canal and provide safe pedestrian access to the proposed Lacy Street redevelopment and from there to Chester Road south of Edge Lane? This fits well with my suggestion above. There is little in the Masterplan on the creation of canal-side public spaces.</p> <p>Finally the Council might like to review its 17 Masterplan objectives on page 5. Some are met, but many are not. There is no way the musings on the options for the 10 sites will create 'a strong sense of place.' There is not much on improving 'key gateways', the balance of housing types, attracting visitors, the Trans Pennine Trail, air quality, cycling routes, safety and security (beyond filling in two underpasses) or 'reducing economic deprivation within the surrounding area.' These omissions suggest Trafford have some way to go to creating a coherent plan with some hope of successful implementation.</p>
228	<p>When I first saw the objectives of the Masterplan, I thought it was so hopeful, and was bitterly disappointed by the plan, which does not seek to address the objectives</p> <p>It really felt as if the solution proposed in the plan were written by somebody else. The whole of the preamble is about developing the leisure and evening economy, and yet eight of the 10 sites are earmarked for residential, including former retail units, a pub, and a library.</p> <p>There is no attempt to address the need to develop attractive pedestrian and cycle routes in the plan, even though it is on the vision.</p> <p>The gateways of the town centre are not identified at all. What are they, and how will they be enhanced?</p> <p>The objective bullet point 8 proposes a "better balance of housing types" and it is the first time this is mentioned- better than what? What is the deficiency?</p> <p>Nothing said about how the air quality on the A56 will be improved.</p>

	<p>The Essoldo is mentioned as an area of intervention. I do hope this means CPO.</p> <p>What is the opportunity to intervene in the Mall? The Council takes funds from it. Why can't those be re-invested in a partnership approach?</p> <p>Why demolish the Library? It is a beautiful building. If the health facility and library are put into the Mall, when it closes, so do they. The Council will lose control over how these work. If the Mall fails- then do we lose the Library and Health facility?</p> <p>It will not be possible to make the A56 frontage of the Mall a nice place for cafes and restaurants- when it is just a bleak traffic run.</p> <p>The Civic Hall would make a wonderful hotel/restaurant. We have no public space in Stretford. Nowhere to hold a wedding/party/conference on a small scale.</p> <p>What can the Council do to encourage the types of retail into Stretford that we long to see?</p> <p>How can the management of the Mall be encouraged to listen to and work with their customers?</p> <p>Who owns/manages the Mall surface car park? Why are there charges there when Tesco at Gorse Hill has a free car park?</p> <p>At the current vacancy rate in the Mall (20% is quoted in the plan) the plan cannot take 10 years to implement. If something is not done very soon, then we will lose what we have. The Council needs to take this more seriously, and put money/resources behind the plan. It seems to be able to fund schemes in other areas. Why not Stretford?</p> <p>I do hope these comments will be taken on board. At the moment, Stretford people are spending their cash in Chorlton. We need that money back in our community, please!</p>
229	<p>Stretford residents are proud and passionate about their area and would welcome the opportunity of having a fully functional (one place suits all) shopping area. We don't all want to shop at Asda, the Trafford Centre or travel into Manchester. There are many elderly residents who rely greatly on Stretford Mall for their daily needs. But over the years, the Arndale has become drab and unloved, with many shop units now vacant it's lost its spark! Give the Arndale and its users their sparkle back. We need a good selection of shops, coffee bars, and maybe even a couple of restaurants.</p> <p>The Arndale (sorry Mall!) needs a revamp on the outside too, again many of the units on Chester Road are empty, why not offer the units out at a reduced price, give people the chance to earn a living without having to pay over the top rents.</p>

	<p>Maybe a crèche, so when shopping in the centre, children can be entertained and cared for, making the visit pleasurable for shoppers and children alike.</p> <p>After 5.30pm, apart from the odd pub and several take-way's open, Stretford is like a ghost town, bring it back to life, please.</p>
230	<p>Let's face it You've let us down for decades. Investing in Hale, Sale, Altrincham even Partington.</p> <p>We live near two world class sporting venues Yet you can't get a decent meal.</p> <p>We need restaurants pubs and amenities for the community. Any attempt to just build housing on the canal bank is just ridiculous.</p> <p>I know you have a target to build more houses. Build them in Hale. We want Amenities.</p> <p>You cannot have a master plan Without having the mall on the table. Can you consider buying it and taking it back into public ownership?</p> <p>These are the mistakes you made in the 70s it's about time to put them right now.</p> <p>You compulsory purchase things in Altrincham, Why not Stretford.</p> <p>In sum, we need more amenities.</p> <p>We need a decent pub, decent restaurants, decent wine bars, like every other Town has.</p> <p>The mall and its management Are a disaster. Buy it back</p>
231	<p>Further to the Masterplan document and various discussions verbally and social media, I would like to provide some input into the plans, as I am away during the public meeting. I would like to be kept informed of future dates, as I feel very passionately about being involved going forward.</p> <p>I am thrilled that the document contains a very honest appraisal of Stretford town centre as it stands today and I fully support the ideas going forward.</p> <p>I agree with the boundary for the masterplan - the true heart of Stretford.</p> <p>I would like to draw your attention to the drawings that Jack Calvert has put on Facebook, they are fantastic and have welcomes some really positive responses (I have also attached them).</p>

	<p>I particular, I love his ideas for the Drum area. What a great way to get the local community, particularly that estate, involved in green issues.</p> <p>I also love his ideas for the Mall, I had similar ideas myself of creating outside paths that lead inside (with the roof lifted along these paths) to create an eternal feel that could remain open into the evening. The key issue is the largest area/building in Stretford is closed after 5:30pm, creating a dead town in the evening. This needs to be open.</p> <p>I am particularly keep for more independent retailers to be encouraged into the area - grocers, deli's, butchers, florists etc - perhaps a weekly market.</p> <p>I also agree that we need to exploit our canal and Jack has looked at this and you yourselves have. Something similar to Sale waterside would be brilliant.</p> <p>I currently go to Urmston or Chorlton for a night out, I would love to be able to do that in Stretford!</p> <p>I also had an idea to set up a Trafford youth zone - possibly in the Essoldo building if we were looking at something smaller scale - but what a fantastic opportunity to keep our young people entertained in the evenings, it would require some investment to develop it (but we could get local large companies to invest (it's in their interest), such as Kellogg's, LCCC, Manchester United, etc) but then most of the funding comes from fundraising and grants and trusts so not a financial burden for the council. It would also bring the youth of neighbouring Urmston etc, giving some life to Stretford for the young people in the evenings. This is the link to Wigan youth zone - you can see it's brilliant. http://www.wiganyouthzone.org/welcome/</p>
232	<p>I have been unable to attend any of the meetings, but am in total agreement that something needs to be done with this part of Stretford, we have been neglected for so many years, however, I think you may be trying when it's already too late.</p>
233	<p>Having attended the meeting held at St. Matthews on Monday 16th September, I wish to make the following observations and remarks:</p> <ul style="list-style-type: none"> - Firstly, there does not appear to be a budget for this masterplan which does make me wonder how the whole thing is ever going to get off the ground. - Secondly, I am concerned that the plans include buildings such as the Essoldo and the Drum that are not actually owned by those creating the "Stretford Masterplan". This makes me feel that this plan is really just a dream. How do we plan to acquire these buildings? They are owned by individuals who will simply sell to the highest bidder without any regard for what the residents of Stretford want. Do you have the money to buy them? - I am extremely alarmed to hear that there is a possibility of the Drum being converted into a drive-through McDonalds - highly inappropriate for the entrance to a residential estate that already has a loan-type company there!! A drive through will cause huge

	<p>amounts of problems with traffic in that area (particularly on match days) as well as causing potential traffic issues for the residents of that estate; the potential mess and anti-social behaviour that this sort of establishment could attract are another concern. A McDonalds is hardly the kind of establishment that you would want in an area that you are actually trying to improve the look and feel of.</p> <ul style="list-style-type: none"> - Whilst the council may not have control over the rates in the Mall, these are still very high and are behind the reason we are losing so many good businesses from the centre. Dorothy Perkins/Argos amongst others have already left and now Wilkos are leaving - all great shops providing Stretford with the kind of things shoppers want are being allowed to vacate the Mall while being replaced by tacky, useless pound shops. This sort of business gives a bad impression and is hardly going to attract new, more worthwhile businesses into the area. - On the back of this, increasing the number of residential areas will not be attractive to anyone who may consider moving to the area when they see that there are no facilities or services available to them - other than the ever-increasing number of pound shops and loan providers. - As for building over the Lacy Street car park - this very short sighted idea. This is very heavily used, it means that the residents on the Meadows estate do not have to deal with vehicles clogging up their streets AND if you do manage to develop the Essoldo into some kind of leisure facility, good parking will be needed and the car park on Lacy Street would be very useful in this instance. - The library must remain where it is. Moving it into the Mall would mean that it would be limited to the opening hours offered by the Mall and would therefore be less accessible to users. Also, libraries can ill-afford to pay large amounts of money in the form of the kind of rates charged by the Mall. The library is service, not a business. - Finally, it was mentioned at the meeting that the accommodation over the Mall may be given over to student accommodation. Stretford is a community that consists of mainly families and the elderly, students are transient and would not see Stretford as their home- they would therefore not treat it as such and this would lead to issues in terms of mess etc. Also, sadly students do attract crime to an area as they are viewed as vulnerable and naive with quantities of valuable possessions attractive to the criminal all in one place. <p>Like many of the residents of Stretford, I have been saddened to see its decline over the years that I have lived here and I would like to see improvements made to the area, making it a more attractive and pleasant place to live. I feel, however that we have to be realistic and not allow greedy individuals to take advantage of our situation which could make things much worse for the area - an example being McDonalds. Residents of Stretford need some nice cafes and bars to go to, better leisure facilities and less of these horrible businesses that rake in the money but do nothing for the environment. Other surrounding areas have managed to do this, let us be part of that.</p>
234	<p>We have lived in Stretford since the early seventies at three addresses, in Hillingdon Rd since 1977, we always said that we would never move, this is our home and we have a lovely house, but just recently our thoughts have changed with the type of people moving into the area. Three properties house Black cabs in their drives which protrude onto the pavement, a house at the Kings Rd end has been extended and the garden area now has room for 7 taxis, a similar amount of cars share the pavement outside on the bend where drivers leave their own cars to take out a taxi! It is now a hazard getting in & out of our road at this end. (Planning permission?!)</p> <p>We might have to consider a move towards Urmston which is a TOWN once more.</p>

	<p>Stretford is just a mish mash of buildings some particular eyesores are the Bass Drum pub and the ugly Essoldo and the flats at the start of Edge lane leading up to the Canal & Metro. Outsiders passing along Chester road must see this area as a ghetto. The shopping precinct is in fast decline not long before Tesco goes, yes we get an Aldi but lose a good outlet in Wilkinsons! The subway built at the same time is in need of a major revamp. The Canal has recently improved its access to walkers & cyclists and the opposite side has had a clean-up perhaps for Metro parking? Then there is the scruffy boatyard! How about a Pub here like the one in Sale? And a mooring point on the canal. There is not a pub in Stretford where one would take visiting family or friends, it has to be Urmston or bohemian Chorlton with its London prices. Thankfully we still have Longford Park where our children and grandchildren grew up, why has it taken so long to get a café? I only hope they can survive the winter.</p> <p>One plus for living in Trafford is that it has the best cleansing department in Manchester, well done.</p>
236	<p>For me the critical mass of Stretford town centre is what I will refer to as the 'golden triangle' of the Mall, Chester Rd, Barton Rd and Kingsway/Edge Lane. We need to do everything in our power to open up the Mall both physically and to the evening/night time economy. We need to attract more local and independent or specialist shops with maybe one or two small scale supermarkets for people who don't have transport to get to the megastores and retail parks. We need to open up the areas around particularly Edge Lane, canalside for bars, cafes and restaurants for the evening economy. New residential should be just outside this 'golden triangle' with easier pedestrian/cyclist access into it. Ideally the A56 should be a subway with ground level pedestrian access to the Mall. This may be unrealistic due to cost and disruption so the next best option would be a large (street wide) pedestrian & cycle crossing designed to keep them well away from the traffic with a good deal of priority given to pedestrians. We should talk to the owner of the Essoldo to try and persuade him to convert it into a fitness/family centre. The public Hall should go back to its original (community) use as a meeting house, possibly incorporating the library and place of local history, art house cinema and tea room. In this case the existing library building could be privately developed as (Wetherspoons style pub/restaurant). We should also try to incorporate Victoria and Longford Parks, the Bridgewater canal and Stretford Meadows to promote nature, conservation and Health walks. Most of all we need to involve businesses, community groups, schools and individuals to invest in this project and make it happen.</p>
236	<p>To help save the mall at least allow people to walk their bikes in there and provide places to park bikes inside.</p> <p>To save the area try embracing the canal network access to it rather than maintaining high brick walls. The canal is well used by walkers and cyclists now and is nothing like the anti-social rat run it used to be.</p>
237	<p>STRETFORD LIBRARY</p> <p>Whatever its architectural merit, Stretford Library is a landmark building of some quality, contrasting with the rest of the architectural wilderness and town planning disaster area which we call our town centre. Local people are fond of the Library building and it should not be sacrificed to make way for more featureless mediocrity. Furthermore, if the facilities are moved into the Precinct (not the "Mall", which is planner-speak, being pronounceable in several different ways and therefore being popularly avoided as terminology in favour of the much more pronounceable term "Precinct"), those facilities will be dumbed-down, minimalized and spoilt as has happened</p>

already for example in the case of Urmston Library.

Mitford Street Clinic buildings should be replaced with greenery, nicely setting-off our cherished Library - cherished by us, that is, if not by the Council.

TRANSPORT LINKS

Network Rail, Trafford Park

I was surprised that no mention has been made of the train service available at Trafford Park Station, close to a great many Stretford households. There should be a Council aspiration, communicated loudly to TfGM, to improve that fast link to the city centre and to various transport hubs. Demand a 10 minute frequency throughout the day. And signpost and publicise it properly.

Metrolink

Demolish that eyesore which was once Stretford Station booking office. Replace it with a glass parapet to show off the multi-million pound transport investment, not hide it. Relocate the businesses into nearby vacant Essoldo retail units.

Erect a large sign above the glass parapet, and/or on the glass itself, saying "TRAMS to Manchester and other parts".

Drastically improve the signposting, both highway and pedestrian, both to the tram stop from the surrounding area, and to local attractions, such as they are, from the tram stop.

Better signposting into the Precinct was mentioned in the presentation - the same applies to the tram service.

"Overflowing trams" is no excuse for complacency. We pay for that transport service. We need to be able to get on it reliably. Insist on capacity being increased to meet demand, and then keep stoking up that demand. Stretford needs the labour force mobility which strong transport links provide, enabling businesses to attract a wider range of staff from a wider area, and enabling Stretford people to seek employment further away. The same applies to economic activity generally. Don't be downbeat. Demand better. This is one real way to reduce unemployment. Altrincham Interchange enhancements will pile even more people onto the trams, making it even harder for Stretford people to get on them. Please do something about it.

Ask for a bay platform at Stretford so that Manchester-bound trams can start their journeys there. It is justifiable. And campaign for an additional stop serving Gorse Hill. Such an additional stop would be equivalent to extending Metrolink, but at much lower cost.

Push for integrated ticketing, thus encouraging linkages with bus services. All of this is hugely relevant to the economic vitality of Stretford now and in the future.

Canal

Encourage the establishment of a water-bus service from the projected Stretford Wharf to, say, Castlefield, Dunham or Lymm.

Cycling

	<p>Encourage the introduction of a cycle-hire service based at or near Stretford tram stop for promoting cycling into the Mersey Valley and Trans Pennine Trail and along the canal.</p> <p>ESSOLDO Turn it into a Weatherspoons, with a beer garden area at the back, fronting onto the canal.</p> <p>CONCLUDING REMARKS Stretford is hollow. Pleasant surroundings with a rotten core, a core mostly made up of that horrible Precinct mated with whole rows of buildings rudely showing their backsides to us - King Street, Jackson Street, Pinnington Lane, Lacy Street, Nelson Street, Cross Street, Raleigh Street. What does that do to our civic pride?</p> <p>As there's apparently no money available for drastic improvements, we will just have to put up with the mess won't we. But please demand improvements of the sort which I've outlined above.</p>
238	<p>Public consultation is obviously an essential first step along with subsequent open engagement with key stakeholders. I have some experience in these processes - feel free to have a look at my website: http://www.togetherplaces.co.uk/</p> <p>Here are my personal thoughts - I represent no group, organisation or business in Trafford.</p> <p>1. No representations of any views or stated positions from any members of Stretford Town Centre Partnership (particularly Stretford Mall, Peel Holdings, Atlas Bathrooms or the owners of the Essoldo and the Bass Drum. Maybe the neglected Essoldo should just be discounted as a distraction. Surely we must know the positions of these organisations (and others) if we are to collaborate effectively in producing a realistic shared vision and workable 'masterplan'?</p> <p>2. Disposal of the Town Hall and Public Library. Having admitted that the council may be unable to prevent the Bass Drum being developed in a manner many feel contradict residents wishes what hope is there of influencing the owners of other key assets on which any plan depends? It would seem the area is being held back by the neglect of privately owned assets and in such circumstances I feel it is vital for residents to feel they have a stake in at least one landmark asset in the town. I feel Stretford Public Hall and Library are vital symbols of Stretford's identity and with facilities and resources aimed more at engaging the public (arts, history, events, classes etc). I think residents need at least one building they can be proud of where they feel at the heart of their community. Currently the public have infrequent engagement with Public Hall and if the council feel able to dispose of the asset as a hotel then surely a more publicly focused role (as was originally intended) would serve the community far better and help to make the town more of a destination. Surely better than being a transient bolt hole for business users and visiting sports fans. The Hall is high profile and ideally situated to attract visitors 'Mallside'.</p> <p>3. Night-time economy. Considering Stretford has a greater concentration of centrally located residential property and a sizable elderly</p>

	<p>population I think the town is less suited to a 'night-time' economy than other areas with younger, more affluent populations and more attractive centres such as Altrincham or Sale. The night time economies of either are hardly thriving and Stretford has enough anti-social behaviour as it is.</p> <p>4. I do think concentrating efforts on developing a more family orientated day-time economy is worth pursuing however. Cafes/restaurants and other centrally associated leisure facilities.</p> <p>5. Would a Mall based leisure centre not attract more users and increase retail footfall more effectively than the Longford Park facility? It would certainly provide an attractive leisure focus if positioned along the under-utilised A56 side of the mall.</p> <p>6. I think the service access opening (between Job Centre & RBS) could make an attractive access/focal point for entering the mall and potentially attractive square for cafe/leisure/restaurant offers. If not then the main access by O'Briens certainly needs a bolder entrance.</p> <p>7. Lacy St car park is well used now and would be in greater demand with increased retail and leisure activity. Visitors need parking, save money and leave as is.</p> <p>8. Reduce A56 speed limit to 30mph (or at least add warning camera to manage 40 limit) - reducing noise, pollution, safer for pedestrians, cyclists and making it less stressful for residents and visitors joining the A56 and giving them more time to exit and utilise Stretford's local retail and leisure facilities. One of the most dangerous areas for cyclists in the UK: http://www.cycleinjury.co.uk/map?y=all&s=m328we#main</p> <p>9. Any future residential developments to provide adequate parking.</p> <p>10. Cohesive signage program and identity linking facilities and attractions with access routes and parking. Associated nature/history trail</p> <p>11. I do like the canal side sites (maybe better for residential with very limited leisure), not so sure about access and congestion issues though.</p>
239	<p>Great that Stretford is being considered Too much of the plan set aside for housing Not enough detail in the plan or at the meetings about how and if retail / leisure/ entertainment can be attracted to the mall or the canal side What is the overall budget for the plan As soon as possible carry out aesthetic improvements such as trees etc</p> <p>I don't see any benefit of moving services inside the mall such as the library, I'm opposed to that idea, it puts more of Stretford inside the mall (which I think is the issue)</p> <p>Would welcome part demolition of the mall and plans to make it outward facing</p> <p>Would focus on improving units around the tram stop Also improvements such as removal of railings on Urmston Lane and Barton road to open up access to shops on this parade of shops (outside of the mall)</p> <p>Include Longford park in plans</p>
240	General

Some issues facing Stretford which could easily be addressed:

Landscaping - public spaces could be improved -Landscape Architects would be a good start.

Maintenance -outdoor spaces require maintenance subways perfect example - by allowing all the plants to grow removes important sight lines increasing perception that subways are dirty or unsafe.

Consistency - the look of Stretford Mall juxtaposed against brick buildings doesn't work -needs a facelift - brick cladding with stick on copings.

Signage - this needs to be curtailed - billboards and shop window adverting should be reduced. Shop Banners require some consistency regarding position and dimensions

Sites:

Site 1 - Don't agree with the implied: larger convenience store - the current mix is appealing a Tesco/Asda Mega mega store would again reduce character and perhaps be unwelcome.

Restaurants and cafes along Chester road - can't imagine this would work the position is unappealing. Chennai Dosa woks because its niche South Indian cuisine and people are prepared to travel for it. Lacy Street facing canal might work.

Site 2 Arndale House- some good ideas here. Yes to refurbishing it!

Site 3. Again good ideas.

Site 4: Definite Yes here - would be a good attraction.

Site 4: Again some good ideas but the idea of landmark building might be missing the point -Stretford already has some nice buildings which need to be brought to life. I think this would be nice area to turn into a landscaped area with mixed uses. Restaurant/cafes facing the canal -nice landscaped approach and perhaps buildings for small independent traders.

Site 6: This land would be much better used than residential. The boatyard is an ideal place for a meeting place prior to hopping into town or arriving to the cinema. "I'll meet you at the boatyard"! Small cafe bar area again with nice landscaping and lighting.

Site 7: Agree residential would be best use of land here.

Site 8. Agree improvement required -again a nice brick building which has been is suffering from over signage.

Site 9. Definite NO to removing the library. The library is one of the few nice useful buildings in Stretford, replacing it with residential would be wasteful. The argument given appears weak.

Site 10. Drum - residential is ok.

The key themes of my points would be:

- Support and improve existing character buildings including the library.
- Improve landscaping and maintain
- Reduce signage significantly
- Radical facelift to Stretford Mall required

	- Consider reducing Kingsway down
241	<p>I have been a resident of Stretford for 35 years and all through that period Stretford Town Centre has suffered serious under-investment. The Town Centre has not recovered from the horrors of the 1960's when the heart was ripped out of the community and devastating major road schemes allowed to split the town centre into fragments.</p> <p>I am therefore very pleased that at last it is acknowledged that the Town Centre needs re-planning. However, I am also very disappointed that the draft ideas for the Masterplan are so lacking in strategic vision and, as the old proverb still so aptly puts it, "where there is no vision, the people perish" – in this case the long-suffering people of Stretford. The strength of public concern was evident from the turnout at the recent consultation meeting at St Matthews Hall.</p> <p>I would like to offer the following comments about the future of Stretford Town Centre with regard to the draft Masterplan:</p> <ol style="list-style-type: none"> 1. Firstly, the overwhelming impression, when reading round the vague general statements included, is that the "strategy" is limited to identifying sites where the private sector can gain by redevelopment opportunities on a site by site basis. In other words there is no real strategy. This approach is compounded by an obvious desire to maximise the money that the Council can get by selling off what is left of the Stretford family jewels – such as the Library building and the Civic Theatre. For a town that has suffered so much devastation in the past, it is vital to keep those buildings that retain the potential to give Stretford something of a character of its own and a basis for community identity – the more so given the government's localism agenda and intention to give communities more say in their own destinies. 2. Secondly, the most fundamental requirement for establishing a true strategy and creating a sense of place and identity for Stretford is that the A56 must be put into a tunnel. The road not only splits the town centre in two physically but it acts as a major obstacle to a sense of community. It is a significant source of pollution and noise, as well as having a negative impact on the townscape of the area. Stretford is the only town centre in Trafford where the main assets are separated by a 6-lane highway on one side and a 4-lane highway along one other side. Much of the community is isolated from what should be its focal point. It is not enough to argue mere cost on this issue without also considering a full cost-benefit analysis. This is the last chance to get Stretford Town Centre right for decades and it must not be wasted. The undergrounding of the A56 must be put forward for investment at the earliest opportunity. I noted the great level of support for this idea at the consultation and I have given it a lot of thought subsequently. The potential benefits of such a scheme are enormous – social, economic and environmental. 3. Following on from the above, it should be noted that many of the attractions and positive aspects of Stretford as a place are across the A56 from the Mall. Whilst the Mall itself needs significant investment to create a vibrant commercial, social and community centre, it will remain isolated unless it can be put into a direct context with the attractions and features the other side of the current A56. The Bridgewater Canal is of course a great plus point for Stretford. Potential for developments on the Sorting Office/car park site will be meaningless unless they relate to the canal and in turn link the canal to the Mall. Similarly, the Essoldo site and the two sites on the opposite side of the canal need to be considered all together with the promotion of the canal as a unifying theme. I accept that with sites in private ownership, it is sometimes difficult to achieve a unified theme, but the whole point about planning is to create a

plan for the public good into which private interests must be subsumed.

It is clearly folly to have both sites on the Metrolink side of the canal given over to housing with all the associated additional traffic generation at a point where pedestrians converge and cars and buses turn to park and manoeuvre. It would make more sense to have a unifying theme to the four corners sites at the point where Edge Lane crosses the canal – a theme to focus on the canal and maximise its potential. To this end, whilst there is a case for housing on the southern side of Edge Lane, the site on the northern side, currently informally linked to the boat moorings, should maintain a canal-based theme – perhaps a chandlers, information and interpretation centre, canal museum, café, and even a bike-hire/repair facility to link in with the Trans-Pennine trail and provide a service to those who cycle or would like to cycle to the station? Let's have a bit of flair and imagination to make the most of the area immediately around the station, which is after all a major transport hub and a point at which many people begin their experience of Stretford. It needs to be lively and to focus attention on the canal.

4. I note that two excellent parks within easy walking distance of the Mall are separated from it by major dual carriageways. This needs to be rectified. Victoria Park is mentioned in the draft plan, but Longford Park is not. Yet Longford Park is the biggest public park in Trafford – often described as the jewel in its crown. Moreover, it is a conservation area with a number of attractions that should be emphasised as a means of bringing people into the area both for sheer enjoyment and also to boost the local economy. If Longford Park could be better integrated into the Town Centre (by local signposting, publicity of events and facilities, and above all by getting rid of the A56 barrier) this would be a significant move in creating a truly exciting place.

Mention is made in the draft plan of Stretford Sports Village, but with the best will in the world this does not relate at all to the town centre. How this can be publicised while Longford Park is ignored escapes me. There has been recent successful investment in Longford Park, including a successful café, and this investment should be built upon in the context of Stretford Town Centre to draw people in.

5. This brings me back to the A56 and the need to put it into a tunnel before any real vision for Stretford can be achieved. Consider the advantages:

The road could enter the tunnel after the M60 bridge and reappear before the canal crossing with no visual detriment. The whole stretch of the existing 6-lane carriageway could be replaced by a single carriageway local distributor to be used by turning traffic, cycles and buses only.

The land freed up by this reduction in road width would be substantial and would offer great opportunities for additional development, as well as the creation of public spaces and landscaping. This would have economic benefits as well as social and environmental ones.

There would be a considerable reduction in the amount of traffic at ground level, with a consequent reduction in pollution and noise.

There would be no significant barrier to prevent the Mall from being integrated with the rest of central Stretford, including the canal, the station and Longford Park, all of which could play their full part in creating the sense of identity that is essential for the establishment of a true community.

And so, in conclusion, the draft Masterplan is missing a once in a lifetime opportunity to produce a strategic vision for Stretford. The

	<p>key elements need to be:</p> <p>Firstly: Putting the A56 into a tunnel. The long-term benefits –financial, from additional development land and increased economic and social activity; social, from creating a sense of place and a more attractive environment; and environmental, from less pollution and noise with increased landscaping – need to weighed against the short-term costs (bearing in mind that tunnelling is now much cheaper than it used to be, thanks to modern technology).</p> <p>Secondly, key public buildings that remain from before the decimation in the 1960s need to be retained in public ownership and put to effective community use.</p> <p>Thirdly, the four sites around the crossing point of Edge Lane with the Canal need to be planned coherently to provide a focal point for the canal and canal-based activities.</p> <p>Fourthly, the potential of the canal as an attraction in itself needs to be maximised.</p> <p>Fifthly, the corridor between Longford Park and the Mall (including the Metrolink station and the development sites around it) needs to be strengthened and unified.</p> <p>Sixthly, Victoria Park and Longford Park need to be linked better – physically and functionally - to the rest of the town centre.</p> <p>Finally, the Mall itself needs to become a mixed commercial/community/social (and residential?) entity. Additional space freed up by undergrounding the A56 could be used to develop the centre appropriately, providing it with a more acceptable public façade and links to external public spaces.</p>
242	<p>I have already completed a survey for you in a rather rushed manner believing that the deadline was much sooner. The next few paragraphs will give more substance to the points I have already made in the survey.</p> <p>I would very much like to underline the importance of the context of any redevelopment being taken in the light of the proud and important history of Stretford Town and the need for the Masterplan to ensure that the community of Stretford is catered for as a Town and NOT a dormitory / housing estate for Manchester. I would like, therefore, to set out some of the important historical background to Stretford as a crucial preliminary to my comments on the Masterplan.</p> <p>I first came to this area prior to the re-organisation of local government and the creation of Trafford. I worked as a social worker for Lancashire County and was based in the then new offices at Arndale House but was very much aware, at the time, that Stretford was a place of importance – so much so that the Queen visited Longford Park for her Silver Jubilee - and hosted the only garden party here outside London. Since then we have lived with deterioration, destruction and neglect.</p> <p>There are, however, possibilities for the future. I have recently heard, for instance, that there may be a possibility of Trafford’s Park’s Department submitting a Historical Lottery bid for the second time for Longford Park. As a founder member of Friends of Longford Park I am keen to see this happen – but believe that a more imaginative and creative approach would be to include the whole of Stretford in this bid. The Council need to act holistically on this across all departments.</p>

The importance of John Rylands as one of the country's first multi-millionaires has been completely lost to this area. He was so important (and Manchester itself at the time!) that he was asked to be Lord Mayor of London but never particularly courted fame. He chose Stretford (an original crossing point of the Mersey) as his place of residence and created facilities for the people of Stretford like the Public Hall / Civic Theatre – which we still have - with its theatre as a basis for an arts centre - (and baths and other buildings etc which were pulled down to make way for the Arndale Centre).

There clearly are iconic architectural buildings like the Essoldo, the Library – (and even Arndale House!!!) from different eras too – as well as the obvious place for a historical transport hub – linking to the history of the railways and canals – which could potentially be included in any historical lottery bid. However, we should definitely not just look to the past. Indeed this history now provides the basis for the new tram system and a potential starting point for the Trans Pennine Trail. A canalside museum of transport development as well as a bike hire and repair facility would be ideal – with an emphasis on practical learning about both cycles and boats for young people. On account of the current transport links The Civic Theatre / Public Hall is in a suitable location to be developed for exhibitions etc...if the road were dealt with as suggested by Trafford Green Party.

The Masterplan provided by the council is completely unimaginative. It is not a Stretford Town Masterplan – but a method to merely allow the building of more and more residential units – without providing the facilities to build up a community again. With the proposed apartments in the former boatyard and at the Royal Canal Works a further 75 residential units will be created – when so much more could be done with the canalside for the benefit of all the residents of Stretford and potential visitors for the future. Longford Park is already linked by cycle route to the facilities in Manchester and more could potentially be made of links with the John Rylands Library. The vibrant café in Longford Park is already drawing people in to the area – and I believe the potential is enormous for the future.

As an aside, Longford Park has gained a first grant to begin to establish a Disc Golf course in the area, which will be capable of hosting major championships as well being accessible for all to play at no cost. There could be links with both other sports facilities like Trafford Athletics club, Trafford Wheelers all ability cycling, Lancashire County Cricket and the Sports hub as well as the involvement with local schools to creatively tackle anti-social behaviour in the area.

So the whole of the M32 area should be considered when looking at how Stretford Town can be developed. This clearly must be based upon the links with our industrial past – and in particular Trafford Park – some of which is within the M32 postcode. It is also crucial in difficult economic times like this that, as well as the potential for a historical lottery bid, we look at how business in those areas might facilitate and contribute to a revitalised Town for the future, which celebrates its past.