

Examination of Places for Everyone Joint Development Plan Document

IN20 Supplementary Question relating to the viability of allocations in the Plan.

Under matters 10 to 24, we asked whether there is a reasonable prospect that each allocation in the Plan could be viably developed at the point envisaged¹. We will consider all of the written statements relating to those questions, and our other questions about the allocations in the Plan, received by the deadline of 6 October 2022. Each of the allocations will be discussed at the hearing sessions in January, February and March 2023.

Updated evidence about the viability of a number of allocations in the Plan based on potential costs associated with additional transport mitigations that may be required was published on 9 December 2022². The additional transport mitigations, that had not been factored into the Stage 2 Allocated Sites Viability Report Amended June 2021³, were identified in the Transport Locality Assessment Addendum Process⁴ and Strategic Road Network Future Work Programme Report⁵.

The allocations potentially affected by the additional transport mitigations that may be required are:

- JPA1.1 Northern Gateway Heywood Pilsworth
- JPA1.2 Northern Gateway Simister and Bowlee
- JPA2 Stakehill
- JPA3.1 Medipark
- JPA3.2 Timperley Wedge
- JPA6 West of Wingates
- JPA23 Newhey Quarry

¹ IN10 published 21 July 2022.

² OD5.3 published 9 December 2022.

³ 03.01.04.

⁴ 09.01.17 to 09.01.28 (July 2021).

⁵ OD5.2 published 22 November 2022.

- JPA25 Trows Farm
- JPA30 Ashton Moss West
- JPA31 Godley Green Garden Village
- JPA33 New Carrington
- JPA36 Pocket Nook

The GMCA, and any representor who made a relevant representation under regulation 19, may submit a written statement in response to the following supplementary question. Statements must contain no more than **500 words** for each allocation, and include your name in the top right hand corner of each page.

SQ3.10. Having regard to the updated viability evidence that is now available based on the additional transport mitigations that may be required, is there a reasonable prospect that each of the allocations listed above could be viably developed at the point envisaged?

PfE Response

On the basis of paper OD5.3, published 9th December 2022, the PfE districts consider that there is a reasonable prospect that each of the allocations listed above could be viably developed at the point envisaged.