

IN17 Action Points from week 1 hearing sessions

JPA9 Walshaw

AP1. GMCA to remove the proposed main modification in PMM2 that refers to deleting Policy JPA9 and its associated reasoned justification paragraphs and picture.

PfE Response

- 1.1 The proposed main modifications in PMM2 that refer to deleting Policy JPA9 and its associated reasoned justification paragraphs and picture have been removed from PMM2 and a revised version has been provided to the Programme Officers.
- 1.2 It is understood that this revised version 2 of the main modifications schedule will replace the original version published on 1st November and will be referenced PMM2.1.

M1. Legal and procedural requirements and other general matters

Superseded policies in existing local plans

AP2. GMCA to consider whether a further modification to Appendix A is required in relation to policy SP1 of the Wigan Core Strategy relating to Green Belt.

PfE Response

- 1.3 On reflection, a modification to Table A9 in Appendix A is proposed, as set out below. This will remove the sentence 'The full extent of the Green Belt will be maintained' from Policy SP1 in the Wigan Local Plan Core Strategy, which will be superseded by PfE Policy JP-G10 'Green Belt'. The remainder of Policy SP1, which sets out the spatial strategy for Wigan Borough, will be retained.
- 1.4 The removal of the sentence is consistent with the proposal to replace Policy CP8 'Green Belt and Safeguarded Land' of the Wigan Local Plan Core Strategy, to which the sentence is associated, with PfE Policy JP-G10.

Proposed modification:

- 1.5 Add an additional row to Table A9 in Appendix A as follows, between the rows for Policy SD1 and Policy CP1:

Wigan Local Plan Core Strategy (2013) existing policy	Replaced by PfE policy / policies	Sections of policy to be superseded
<u>SP1 Spatial Strategy (Partial)</u>	<u>JP-G10</u>	<u>The 10th paragraph which states: 'The full extent of the Green Belt will be maintained.'</u>

Role of the Plan and its relationship with local plans and neighbourhood plans

AP3. GMCA to amend the proposed main modification to paragraph 11.2 and the proposed additional paragraph to avoid repetition and to clarify what is meant by “objectively assessed needs for housing and other uses” and how that relates to the minimum requirement figures for housing, industrial and warehouse, and office uses set out in policies JP-H1 (Table 7.2), JP-J3 and JP-J4.

PfE Response

1.6 In order to avoid repetition between the retained sections of paragraph 11.2 and the new paragraph proposed in the PfE response to SQ1.9, it is proposed to delete the last sentence of paragraph 11.2 as follows:

~~As appropriate, district Local Plans will allocate sites from this supply~~

1.7 The reference to “objectively assessed needs for housing and other uses” in the modification proposed in the PfE responses to Q1.9 and SQ1.9 was meant to relate to the targets contained within this plan. However, given the ambiguity that this reference has caused, it is proposed to remove reference to objectively assessed need in either paragraph 11.2 or the new paragraph proposed in response to SQ1.9 and to instead make it clearer that local plans will allocate land reflecting the distribution set out in tables 6.1, 6.2 and 7.2 in order to ensure that the spatial strategy set out in PfE can be met. The following main modification is therefore suggested to the new paragraph which would follow paragraph 11.2:

As appropriate, district Local Plans will allocate sites from this supply reflecting the spatial strategy and the distribution set out in tables 6.1, 6.2 and 7.2 to ensure that objectively assessed needs for housing and other uses the spatial strategy can be met. In the event that it proves necessary to look to land beyond the existing supply, as updated, national planning policy would apply including in the case of the Green Belt the requirement for exceptional circumstances.

AP4. GMCA to draft a main modification so that the Plan states that any strategic policies in local plans will be expected to look ahead a minimum period from their adoption in line with national policy, and that if a local plan looks beyond 2039 the minimum requirement figures set out in policies JP-H1, JP-J3 and JP-J4 should be used on a pro rata basis.

PfE Response

- 1.8 In order to make it clear that any strategic policies in local plans will be expected to look ahead a minimum period from their adoption in line with national policy, and that if a local plan looks beyond 2039 the minimum requirement figures set out in policies JP-H1, JP-J3 and JP-J4 should be used on a pro rata basis, it is proposed to make a further main modification to the end of the revised paragraph 1.57 of the Plan, as follows.

The Places for Everyone Plan is the strategic spatial plan for our nine boroughs and as such sets out our planning policy framework. All policies within the plan are "strategic policies". It is being prepared as a Joint Development Plan Document of the nine local planning authorities. Once the Places for Everyone Plan is adopted it will form part of the relevant authority's development plan. As such local plans will need to be consistent with it and neighbourhood plans will need to be in general conformity with the strategic policies. Local plans will be expected to look ahead a minimum period from their adoption, in line with national policy. In the event that a local plan looks beyond 2039, the minimum requirement figures set out in Policies JP-J3, JP-J4 and JP-H1 should be used to determine the pro-rata local plan target(s).

Plan period

AP5. GMCA to draft main modifications to the Plan so that it relates to a plan period of 2022 to 2039.

PfE Response

- 1.9 Changing the plan period from 2021-2037 to 2022-2039 would result in modifications to the requirements set out in Policy JP-J3, JP-J4 and JP-H1.
- 1.10 Additional consequential modifications would be required throughout the plan should the Inspectors conclude that it is necessary to change to Plan period. Full details of all the main modifications are set out in the appendix to this response, however for ease, the key modifications to JP-J3, JP-J4 and JP-H1, together with updated tables 6.1, 6.2, 7.1, 7.2 and 7.3 are included here, in the main body of the PfE response.

1.11 Policy JP-J3

“At least ~~1,900,000~~ 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period ~~2021-2037~~ 2022-2039, ...”

Table AP5A: Table 6.1 – Office land supply 2022-2039

District	Existing Supply 2022-2039 (sqm floorspace)			Places for Everyone Allocations (sqm floorspace) ¹	Total 2022-2039
	Brownfield	Greenfield	Mixed		
Bolton	56,780	3,447	10,512	-	70,739
Bury	1,177	-	-	-	1,177
Manchester	1,873,445	128,484	3,306	64,500	2,069,735
Oldham	67,093	-	14,905	-	81,998
Rochdale	19,753	81,249	-	-	101,002
Salford	309,102	-	-	-	309,102
Tameside	20,110	570	-	-	20,680
Trafford	190,661	33,000	-	-	223,661
Wigan	-	2,055	-	-	2,055
Places for Everyone	2,538,122	248,805	28,723	64,500	2,880,150

¹ Excluding floorspace identified in baseline supply or anticipated to be delivered post-2039.

1.12 Policy JP-J4

“At least ~~3,330,000~~ 3,538,000 sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period ~~2021-2037~~ 2022-2039.”

Table AP5B: Table 6.2 – Industry and warehousing land supply 2022-2039

District	Existing Supply 2022-2039 (sqm floorspace)			Places for Everyone Allocations (sqm floorspace) ²	Total 2022-2039
	Brownfield	Greenfield	Mixed		
Bolton	195,913	115,295	8,653	386,000	705,861
Bury	10,725	6,859	-	591,000	608,584
Manchester	37,838	12,855	-	25,000	75,693
Oldham	83,171	-	59,031	136,720	278,922
Rochdale	137,572	203,311	-	244,000	584,883
Salford	224,862	3,454	-	320,000	548,316
Tameside	59,867	52,489	1,716	160,000	274,072
Trafford	414,439	-	26,115	103,365	543,919
Wigan	83,125	303,579	33,117	60,500	480,321
Places for Everyone	1,247,512	697,842	128,632	2,026,585	4,100,571

² Excluding floorspace identified in baseline supply or anticipated to be delivered post-2039.

1.13 Policy JP-H1

“A minimum of ~~164,880~~ 175,185 net additional dwellings will be delivered over the plan period ~~2021-2037~~ 2022-2039, or an annual average of around 10,305.”

Table AP5C: Table 7.1 - Sources of housing land supply 2022-2039

	Strategic Housing Land Availability Assessment			Allowances	Allocations ³	Total 2022-2039 land supply
	Brownfield land	Greenfield land	Mix brownfield land and greenfield land			
Bolton	9,786	2,729	0	1,396	0	13,911
Bury	3,486	566	360	348	4,900	9,660
Manchester	50,212	2,915	10,560	686	0	64,373
Oldham	7,793	1,228	1,262	923	1,980	13,186
Rochdale	5,503	2,291	574	-782	4,006	11,592
Salford	29,246	2,040	1,229	2,089	1,500	36,104
Tameside	5,127	714	455	562	1,894	8,752
Trafford	14,716	2,465	825	323	4,917	23,246
Wigan	10,870	5,353	172	744	1,600	18,739
Places for Everyone	136,739	20,301	15,437	6,289	20,797	199,563

Table AP5D: Table 7.2 - Distribution and Phasing of new dwellings 2022-2039

District	Annual average	2022- 2027 (annual)	2027-2032 (annual)	2032-2039 (annual)	Total 2022-2039
Bolton	787	637	787	894	13,378
Bury	452	328	452	540	7,680
Manchester	3,533	3,533	3,533	3,533	60,061
Oldham	680	514	680	799	11,563
Rochdale	616	587	616	637	10,474
Salford	1,658	1,658	1,658	1,658	28,186
Tameside	485	336	485	591	8,242
Trafford	1,122	939	1,122	1,253	19,076
Wigan	972	877	972	1,040	16,525
PfE	10,305	9,409	10,305	10,945	175,185

³ Excluding floorspace identified in baseline supply or anticipated to be delivered post-2039.

Table AP5E: Table 7.3 – Residential Land Supply – Split of Houses and Apartments

	% Houses 2022-39	% Apartments 2022-39
Bolton	63%	37%
Bury	72%	28%
Manchester	15%	85%
Oldham	61%	39%
Rochdale	81%	19%
Salford	18%	82%
Tameside	61%	39%
Trafford	39%	61%
Wigan	80%	20%
PfE total	39%	61%

Existing land supply information 2022

AP6. GMCA to provide a list of the evidence documents used to inform the 2022-based updates to the existing land supply figures provided in response to SQ4.1, and set out when each of those documents was or will be published.

PfE Response

- 1.14 The 2022 existing land supply for all 9 PfE districts was published on [MappingGM](#) in October 2022. The data is available to view and to download as a spreadsheet and GIS layers to allow further analysis.
- 1.15 Table AP6.1 and AP6.2 below provide details of the evidence documents used to inform the 2022 based updates to the existing land supply figures. Where available it provides links to the relevant documents. Where specific district land supply documents are available it also provides links to these documents and/or dates of publication. Where no date is available for a district specific document, the data remains available via MappingGM, as above.

Table AP6.1: Evidence documents used to inform the 2022-based updates to the housing land supply figures

District	Evidence for 2022 Housing Land Update ⁴	Date
Bolton	No change to housing land monitoring processes, methodology or significant new evidence documents since PfE 2021 land supply.	No date available for Bolton specific publication
Bury	Radcliffe Strategic Regeneration Framework Radcliffe Strategic Regeneration Framework Bury Town Centre Masterplan Bury Town Centre Masterplan	Cabinet approval 2/9/20 Cabinet approval 9/3/22

⁴ The overall methodology for the housing land supply update remains as set out in the Housing Topic Paper [\[06.01.03\]](#)

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

District	Evidence for 2022 Housing Land Update ⁴	Date
	Approval of the Bury Town Centre JV with Bruntwood and acquisition of the Millgate Estate Agenda for Cabinet on Tuesday, 22nd March, 2022, 6.00 pm - Bury Council 2022 SHLAA update Bury Strategic Housing Land Availability Assessment	Cabinet approval 22 March 2022 Published online 19/8/22
Manchester	No change to methodology since PfE 2021. 2022 SHLAA update (Strategic Housing Land Availability Assessment Strategic Housing Land Availability Assessment Manchester City Council)	Published online Nov 2022
Oldham	No change to methodology since PfE 2021.. 2022 SHLAA Update - Evidence sources used to inform updates of the SHLAA are set out in the SHLAA at section 4 (see 2021 SHLAA pages 15-19). The 2021 SHLAA is available online and the 2022 SHLAA will be available at the same link once published. Oldham Mill Strategy (2021 publication version) – previous drafts have informed the 2020 (and 2021) housing land supply. There has been no significant change between the draft evidence used to inform the 2020 housing land supply and the final document which informed the 2022 housing land supply. Creating a Better Place Programme (CaBP) – a council initiative that seeks to transform Oldham and unlock investment, including the creation of more than 2,000 new homes in Oldham Town Centre. Several sites in the housing land supply in 2020 and 2022 are from work done as part of the CaBP programme.	2022 Oldham SHLAA to be published January/ February 2023 on council website. Oldham Mill Strategy published March 2022 Creating a Better Place Programme - details are available online.
Rochdale	No change to methodology or significant changes to supply since PfE 2021	No date available for Rochdale specific publication
Salford	No change to methodology since PfE 2021. Some changes have been made in the 2022 land supply to include new permissions, changes in capacity on some sites (due to new evidence) etc. 2022 Strategic Housing and Economic Land Availability Assessment	Published on Salford City Council website 12/10/2022

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

District	Evidence for 2022 Housing Land Update ⁴	Date
Tameside	2022 Strategic Housing and Economic Land Availability Assessment	Executive Decision 22/09/2022 https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
Trafford	The 2022 Trafford Housing Land Supply was returned in gross (rather than net) as a result of streamlining the process with other internal reporting procedures. The Trafford 2022 land supply therefore now contains an allowance for demolitions. Trafford's Civic Quarter Area Action Plan was subject to Examination in Public in February 2022 (Civic Quarter Area Action Plan Examination (trafford.gov.uk)). The Policies within the Area Action Plan and recent planning appeal activity have informed the 2022 housing land supply.	No date available for Trafford specific publication
Wigan	Wigan Strategic Housing Land Availability Assessment 2022 update	Published at www.wigan.gov.uk/s_hlaa in September 2022

Table AP6.2: Evidence documents used to inform the 2022-based updates to the employment land supply figures

District	Evidence for 2022 Employment Land Update ⁵	Date
Bolton	No change to employment land monitoring processes, methodology or significant new evidence documents since 2020.	No date available for Bolton specific publication
Bury	The Bury Town Centre masterplan has led to changes to some sites that were previously part of the office land supply but are now proposed for housing and a hotel. This has resulted in a reduction in the office floorspace.	Cabinet approval 9/3/22 Published online here
Manchester	No change to methodology from 2020. The 2022 Employment Land Supply Update was informed by the North Manchester General Hospital Site Redevelopment Programme .	No date available for Manchester specific publication

⁵ The overall methodology for the employment land supply update remains as set out in the Employment Topic Paper [\[05.01.04\]](#)

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

District	Evidence for 2022 Employment Land Update ⁵	Date
	Strategic Regeneration Framework, March 2021 and Enterprise City (enterprisecityuk.com)	
Oldham	2022 Business and Industry Land Assessment (BAIL) Update (employment land supply). No change to methodology.	No date available for Oldham specific publication
Rochdale	No change to methodology from 2020	No date available for Rochdale specific publication
Salford	No change to methodology from 2020. Some changes have been made in the 2022 land supply to include new permissions, changes in capacity on some sites (due to new evidence) etc. 2022 Strategic Housing and Economic Land Availability Assessment	Published on Salford City Council website 12/10/2022
Tameside	2022 Strategic Housing and Economic Land Availability Assessment	Executive Decision 22/09/2022 https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
Trafford	Trafford's Civic Quarter Area Action Plan was subject to Examination in Public in February 2022 (Civic Quarter Area Action Plan Examination (trafford.gov.uk)). The Policies within the Area Action Plan. As a result of policies in the AAP, the anticipated office supply within Trafford has been reduced from the 2020 land supply position.	No date available for Trafford specific publication
Wigan	No significant evidence documents since 2020 update.	No date available for Wigan specific publication

M3. Spatial Strategy

Housing distribution

AP7. GMCA to provide housing completion data for each of the 9 local planning authorities district for (a) previous 10 years and (b) previous 20 years.

PfE Response

1.16 The housing completions data is provided in Table AP7.1 below.

Table AP7.1: Housing completions⁶

District	10 year average completions 2011-2021		20 year average completions 2001-2021	
	Total	Annual average	Total	Annual average
Bolton	4,652	465	12,153	608
Bury	3,085	309	7,736	387
Manchester	21,495	2,150	50,026	2,501
Oldham	3,647	365	5,272	264
Rochdale	4,907	491	8,027	401
Salford	17,674	1,767	27,614	1,381
Tameside	4,689	469	9,960	498
Trafford	4,711	471	10,022	501
Wigan	8,264	826	20,825	1,041
PfE Total	73,124	7,312	151,635	7,582

M5. Key Diagram

AP8. In addition to those already suggested, GMCA to draft main modifications to the Key Diagram (Figure 3.1) to ensure effectiveness. In particular, the symbols and/or notation for the strategic allocations and locations, the Broad Location, the accuracy of the arrows illustrating spatial strategy, and removing the illustrative Potential Rapid Transit Routes.

PfE Response

1.17 In order to provide clarity and ensure effectiveness of the Key Diagram a number of modifications are proposed to the Key Diagram, these are itemised below, but have also been illustrated graphically in an modified version of the diagram included within this response.

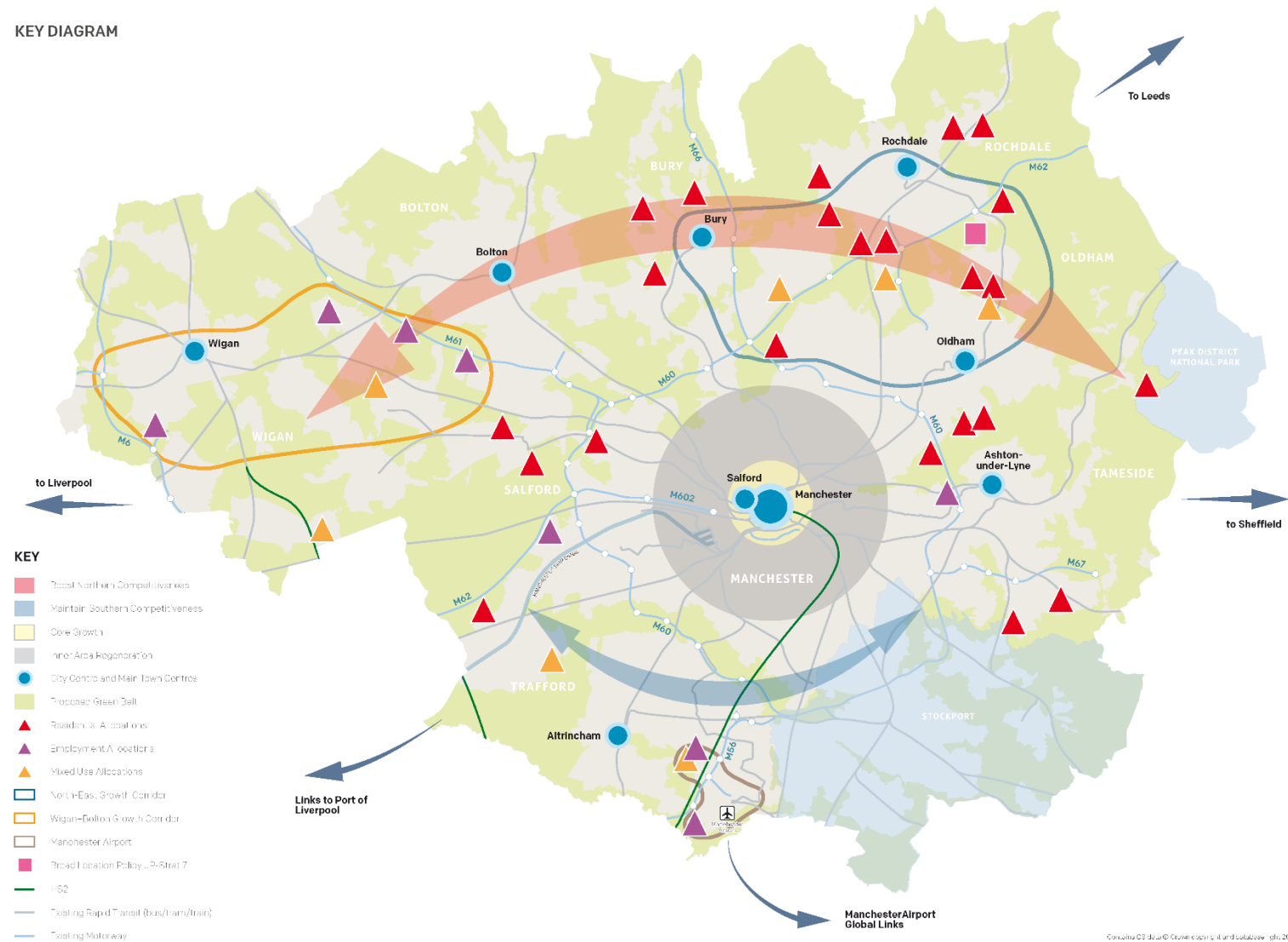
1.18 Itemised proposed main modifications to the Key Diagram are as follows:

⁶ Source: DLUHC Live Table 122. Please note that this excludes communal accommodation completions although they are included in the Housing Delivery Test calculation.

1. Adjustments to the “Boost Northern Competitiveness” arrow to ensure it falls within the PfE plan area;
2. Adjustments to the “Maintain Southern Competitiveness” arrow to ensure it falls within the PfE plan area;
3. Adjustment to the Core Growth notation for clarity purposes;
4. Amendment to key notation in relation to town centres etc to reflect terminology used in the plan;
5. Amendment to the site allocation notation on the diagram (and key) to differentiate between residential, employment and mixed use developments and to remove any ambiguity caused by different sized symbols;
6. Amendment to the strategic location notation on the diagram (and key) to differentiate between the three growth areas and also to reflect terminology used in the plan;
7. Amendment to the key to include the policy reference for the Broad Location; and
8. Removal of all illustrative Potential Rapid Transit Routes.

Revised PfE Key Diagram

KEY DIAGRAM



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Appendix 1

Schedule of Proposed Main Modifications to the Places for Everyone Plan – changes to plan period 2022 - 2039

Introduction

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 1.26	12	Modify paragraph 1.26 as follows: “This is our plan for sustainable growth in the nine boroughs, it: • sets out how they should develop up to the year 2037 <u>for the years 2022 - 2039</u> ;	Required as a result of the change to the plan period.	
MM	Para. 1.34	14	Modify paragraph 1.34 as follows: “Through this plan we are looking to create more favourable conditions for growth by providing sites for advanced manufacturing, digital and tech jobs in areas where the urban land supply cannot support the scale or quality of development required. In response to comments received both in 2016 and further in 2019, the amount of employment land identified in the PfE Plan area, up to 2037 <u>for the years 2022 – 2039</u> has been significantly reduced since the 2016 GMSF (by approx. 40%) to keep the release of Green Belt to a minimum and in order that the level of employment growth broadly correlates with our new housing requirement for Greater Manchester. Several of the sites are large in scale and will be partially delivered beyond 2037 <u>2039</u> .	Required as a result of the change to the plan period.	
MM	Para. 1.36	14	Modify paragraph 1.36 as follows: “A key objective of the Places for Everyone Plan is to meet our Local Housing Need – using the Government’s standard methodology this equates to almost 165,000 <u>just over 175,000</u> homes over the plan period (2021-2037 <u>2022 -2039</u>).	Required as a result of the change to the plan period.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 1.42	15	Modify paragraph 1.42 as follows: “The majority of development between 2021 <u>2022</u> and 2037 <u>2039</u> (the "plan period") will be on land within the urban area, most of which is brownfield land. Within the plan period around 90% of housing, 99% <u>98%</u> of offices and 47% <u>51%</u> of industrial and warehousing development is within the urban area.	Required as a result of the change to the plan period.	
MM	Para. 3.3	37	Modify paragraph 3.3 as follows: “Figure 3.1 'Key Diagram' illustrates the Plan's spatial strategy, showing the locations that will be the main focus for development up to 2037 <u>2039</u> .”	Required as a result of the change to the plan period.	
MM	Para. 4.26	51	Modify paragraph 4.26 as follows: <u>“In total sufficient land has been identified in the Core Growth Area for almost 98,000 69,000 new homes. Development within the City Centre and the Quays will...”</u>	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	Para. 4.29	54	Modify paragraph 4.29 as follows “Although there is already a very high level of activity within the City Centre, the area has significant development potential and will be the largest source of new jobs and homes in Greater Manchester over the next few decades. <u>Over the period 2020-2037 2022-2039, land to accommodate around 2,200,000 1,700,000 sqm of office floorspace, around 56,000 54,000 new dwellings and minimal industry and warehousing (just over 35,000 under 38,000 sqm) has been identified within the City Centre.</u> The City Centre offers significant opportunity to maximise the use of previously developed land. It will enable the delivery of a range of...”	Required as a result of the change to the plan period and the updated 2022 land supply.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

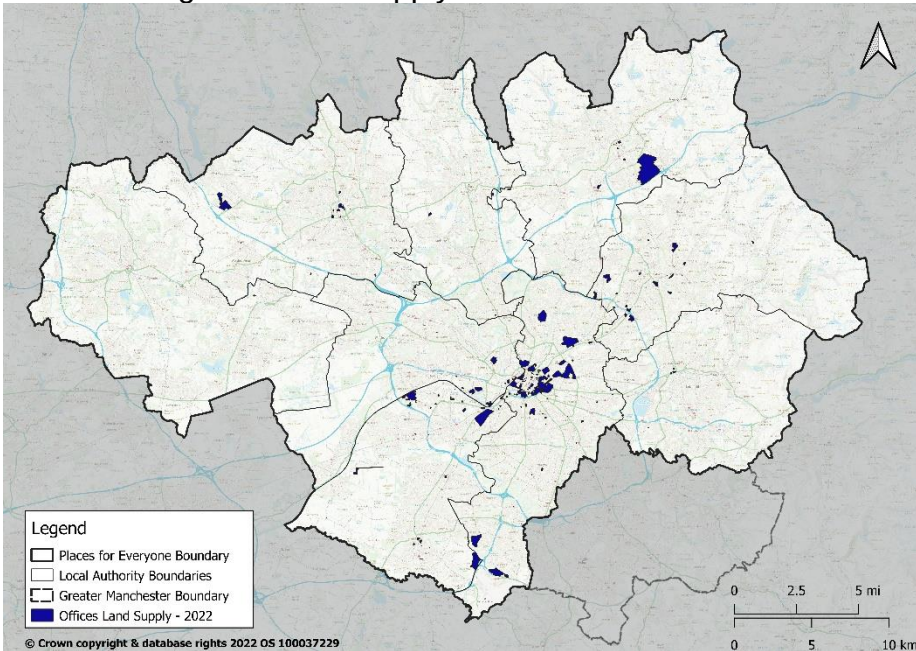
Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 4.32	54	Modify paragraph 4.32 as follows: “Although the Quays has seen very significant levels of investment in recent years, there is still enormous development potential within the area across all of its functions, including major expansion of the digital/creative cluster and significant residential opportunities. <u>Over the period 2020-2037 2022-2039, land to accommodate around 192,000 155,000 sqm of office floorspace, around 12,500 12,200 new dwellings and minimal industry and warehousing (around 6,000 sqm) has been identified within the Quays.</u> It offers significant opportunity to maximise the use of previously developed land by delivering large scale residential development close to a major source of jobs, education...”	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	Para. 4.41	59	Modify paragraph 4.41 as follows: “Increasing housing provision in the inner areas would enable more people to access easily the opportunities of the Core Growth Area by walking, cycling and public transport and thereby reducing the need to travel. Maintaining a good supply of affordable housing will be especially important, helping to reduce travel costs for those on lower incomes who need access to the Core Growth Area for employment and services. <u>Over the period 2020-2037 2022-2039, land to accommodate around 270,000 175,000 sqm of office, around 86,500 132,000 sqm of industry and warehousing and around 30,000 35,000 new dwellings has been identified within the inner areas.</u> ”	Required as a result of the change to the plan period and the updated 2022 land supply.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 4.50	62	Modify paragraph 4.50 as follows: “...Thirdly, it includes opportunities for large-scale development which together will have the critical mass to enable major investment in infrastructure and attract high quality businesses, jobs and housing. <u>Land to accommodate almost one and a half million sqm of new employment floorspace and around 19,000 16,000 20,000 new dwellings has been identified in the north east growth corridor.</u> Collectively, these factors will ensure that the area has the ability to make a major contribution to the overall, inclusive growth of Greater Manchester, as well as specifically helping to improve the performance of the northern areas of the city region.”	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	Para. 4.56	65	Modify paragraph 4.56 as follows: “There are numerous development sites already identified along this corridor, including some major brownfield sites such as those to the north of Leigh, south of Hindley and at Westwood Park. However, in order to maximise the contribution of this corridor to boosting the competitiveness of the northern areas, support the economic prospects of Wigan and Bolton, and maximise the benefits of new transport infrastructure, there is also selective release of land from the Green Belt for employment and housing development. <u>Over the period 2020-2037 2022-2039, land to accommodate just over 1million sqm of new employment floorspace and approximately 13,000 13,600 new dwellings has been identified within the area.</u> ”	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	JP-Strat10	72	Modify JP-Strat10 as follows:	Required as a result of the change to the plan period.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

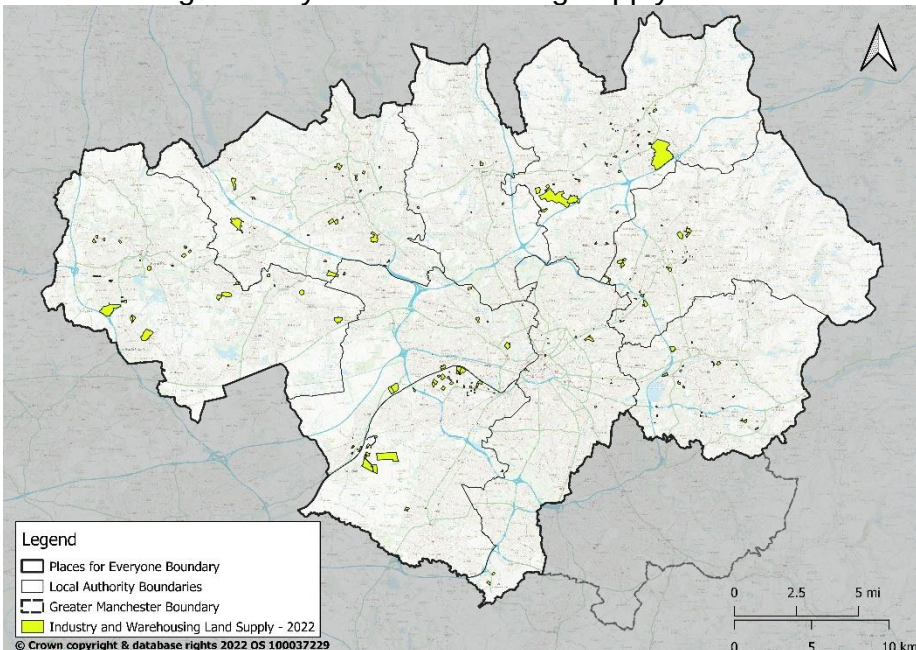
Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
			4. Providing a minimum of 1,700 <u>1,786</u> new homes to the west of the M56 at Timperley Wedge, up to 2037 <u>2039</u> (See Policy JP Allocation 3.2 'Timperley Wedge');		
MM	JP-Strat11	73	Modify policy JP-Strat11, first paragraph, as follows: “Lying within the area and policy framework covered by JP-Strat 9 this policy seeks to deliver a significant mixed use development. <u>Overall, around 5,000 new dwellings are expected to be delivered in the New Carrington area, Over the period 2020-2037 with land identified to accommodate around 4,300 4,250 dwellings and 350,000 367,000 sqm of employment floorspace has been identified and which will be delivered together with a new local centre over the period 2020-20372022-2039.</u> ”	Required as a result of the change to the plan period.	
MM	JP-J3	113	Modify Policy JP-J3 as follows: “At least 1,900,000 <u>2,019,000</u> sqm of accessible new office floorspace will be provided in the Plan area over the period 2021-2037 <u>2022-2039</u> , with a focus on:..”	Required as a result of the change to the plan period.	
MM	Para. 6.23	114	Modify paragraph 6.23 as follows: “A wide range of office development opportunities have been identified by districts through their strategic employment land availability assessments, capable of accommodating just over <u>under 3,275,000 2,815,650 sqm</u> of floorspace. <u>Footnote: Including almost 70,000 sqm completed within the plan period in 2021/22</u> ”	Required as a result of the change to the plan period.	

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Figure 6.2	115	2022 Existing office land supply  Legend - Places for Everyone Boundary - Local Authority Boundaries - Greater Manchester Boundary - Offices Land Supply - 2022 © Crown copyright & database rights 2022 OS 100037229	Required as a result of the change to the plan period and the updated 2022 land supply.	

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref																																																																					
MM	Para. 6.25 and Table 6.1	115-116	Modify paragraph 6.25 as follows: “Table 6.1 ‘Office land supply 2020-2037<u>2022-2039</u>’ summarises the sources of office land supply up to 2037<u>2039</u>.” Replace Table 6.1 with the following: Table 6.1 Office land supply 2020-2037 <u>2022-2039</u> <table border="1"> <thead> <tr> <th rowspan="2">District</th><th colspan="3">Existing Supply 2022-2039 (sqm floorspace)</th><th rowspan="2">Places for Everyone Allocations (sqm floorspace)⁷</th><th rowspan="2">Total 2022-2039</th></tr> <tr> <th>Brownfield</th><th>Greenfield</th><th>Mixed</th></tr> </thead> <tbody> <tr> <td>Bolton</td><td>56,780</td><td>3,447</td><td>10,512</td><td>-</td><td>70,739</td></tr> <tr> <td>Bury</td><td>1,177</td><td>-</td><td>-</td><td>-</td><td>1,177</td></tr> <tr> <td>Manchester</td><td>1,873,445</td><td>128,484</td><td>3,306</td><td>64,500</td><td>2,069,735</td></tr> <tr> <td>Oldham</td><td>67,093</td><td>-</td><td>14,905</td><td>-</td><td>81,998</td></tr> <tr> <td>Rochdale</td><td>19,753</td><td>81,249</td><td>-</td><td>-</td><td>101,002</td></tr> <tr> <td>Salford</td><td>309,102</td><td>-</td><td>-</td><td>-</td><td>309,102</td></tr> <tr> <td>Tameside</td><td>20,110</td><td>570</td><td>-</td><td>-</td><td>20,680</td></tr> <tr> <td>Trafford</td><td>190,661</td><td>33,000</td><td>-</td><td>-</td><td>223,661</td></tr> <tr> <td>Wigan</td><td>-</td><td>2,055</td><td>-</td><td>-</td><td>2,055</td></tr> <tr> <td>Places for Everyone</td><td>2,538,122</td><td>248,805</td><td>28,723</td><td>64,500</td><td>2,880,150</td></tr> </tbody> </table>	District	Existing Supply 2022-2039 (sqm floorspace)			Places for Everyone Allocations (sqm floorspace) ⁷	Total 2022-2039	Brownfield	Greenfield	Mixed	Bolton	56,780	3,447	10,512	-	70,739	Bury	1,177	-	-	-	1,177	Manchester	1,873,445	128,484	3,306	64,500	2,069,735	Oldham	67,093	-	14,905	-	81,998	Rochdale	19,753	81,249	-	-	101,002	Salford	309,102	-	-	-	309,102	Tameside	20,110	570	-	-	20,680	Trafford	190,661	33,000	-	-	223,661	Wigan	-	2,055	-	-	2,055	Places for Everyone	2,538,122	248,805	28,723	64,500	2,880,150	Required as a result of the change to the plan period and the updated 2022 land supply.	
District	Existing Supply 2022-2039 (sqm floorspace)				Places for Everyone Allocations (sqm floorspace) ⁷	Total 2022-2039																																																																				
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⁷ Excluding floorspace identified in baseline supply or anticipated to be delivered post-2039.

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Policy JP-J4	117	Modify the 1 st paragraph of Policy JP-J4 as follows: “At least 3,330,000 <u>3,538,000</u> sqm of new, accessible, industrial and warehousing floorspace will be provided in the Plan area over the period 2021-2037 <u>2022-2039</u> .”	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	Para. 6.32	118	Modify paragraph 6.32 as follows: “A range of industry and warehousing development opportunities have been identified by districts through their strategic employment land availability assessments, capable of accommodating just over 1,900,000 <u>2,070,000</u> sqm of floorspace.”	Required as a result of the change to the plan period and the updated 2022 land supply.	
MM	Figure 6.3	119	2022 Existing industry and warehousing supply 	Required as a result of the change to the plan period and the updated 2022 land supply.	

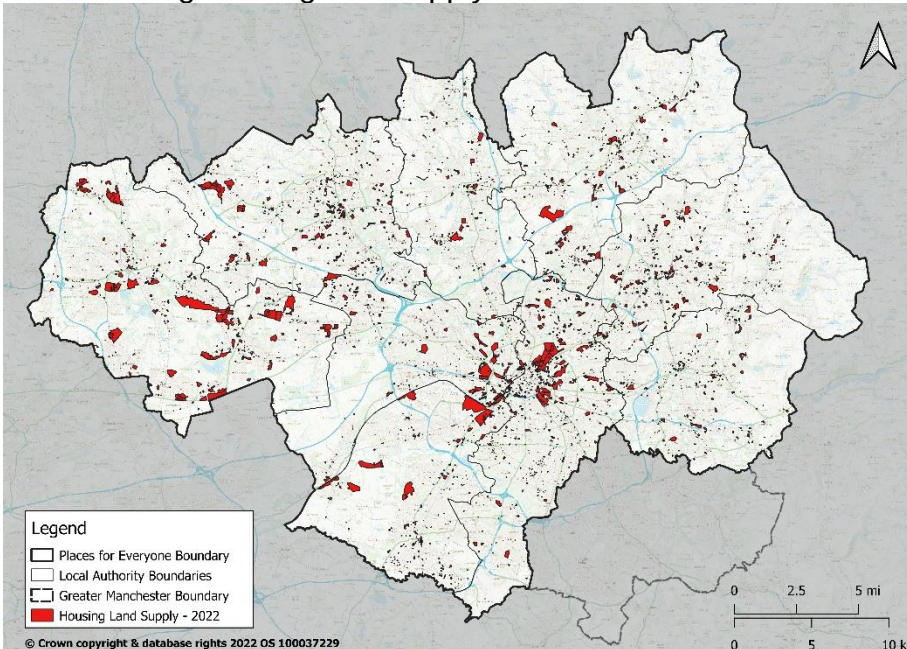
PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 6.34	119-120	Modify paragraph 6.34 as follows: “Table 6.2 'Industry and warehousing land supply 2020-2037<u>2022-2039</u>' summarises the sources of industry and warehousing land supply up to 2037<u>2039</u>. Although all of the sites could potentially be developed in full during the plan period. In practice, the high level of land supply, the size of some individual sites and infrastructure requirements mean that some of the Green Belt sites may come forward in part after 2037<u>2039</u>. This will help to ensure that there is a diverse range of opportunities, providing choice and flexibility in the market. Additionally given the scale of some of the opportunities, almost a further 480,000 <u>368,400 sqm</u> has been identified which is likely to be delivered after 2037<u>2039</u>.”	Required as a result of the change to the plan period and the updated 2022 land supply.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref																																																																					
MM	Table 6.2	121	Replace Table 6.2 with the following: <table border="1"> <tr> <th rowspan="2">District</th><th colspan="3">Existing Supply 2022-2039 (sqm floorspace)</th><th rowspan="2">Places for Everyone Allocations (sqm floorspace)⁸</th><th rowspan="2">Total 2022-2039</th></tr> <tr> <th>Brownfield</th><th>Greenfield</th><th>Mixed</th></tr> <tr> <td>Bolton</td><td>195,913</td><td>115,295</td><td>8,653</td><td>386,000</td><td>705,861</td></tr> <tr> <td>Bury</td><td>10,725</td><td>6,859</td><td>-</td><td>591,000</td><td>608,584</td></tr> <tr> <td>Manchester</td><td>37,838</td><td>12,855</td><td>-</td><td>25,000</td><td>75,693</td></tr> <tr> <td>Oldham</td><td>83,171</td><td>-</td><td>59,031</td><td>136,720</td><td>278,922</td></tr> <tr> <td>Rochdale</td><td>137,572</td><td>203,311</td><td>-</td><td>244,000</td><td>584,883</td></tr> <tr> <td>Salford</td><td>224,862</td><td>3,454</td><td>-</td><td>320,000</td><td>548,316</td></tr> <tr> <td>Tameside</td><td>59,867</td><td>52,489</td><td>1,716</td><td>160,000</td><td>274,072</td></tr> <tr> <td>Trafford</td><td>414,439</td><td>-</td><td>26,115</td><td>103,365</td><td>543,919</td></tr> <tr> <td>Wigan</td><td>83,125</td><td>303,579</td><td>33,117</td><td>60,500</td><td>480,321</td></tr> <tr> <td>Places for Everyone</td><td>1,247,512</td><td>697,842</td><td>128,632</td><td>2,026,585</td><td>4,100,571</td></tr> </table> Table 6.2 Industry and warehousing land supply 2020-2037 <u>2022-2039</u>	District	Existing Supply 2022-2039 (sqm floorspace)			Places for Everyone Allocations (sqm floorspace) ⁸	Total 2022-2039	Brownfield	Greenfield	Mixed	Bolton	195,913	115,295	8,653	386,000	705,861	Bury	10,725	6,859	-	591,000	608,584	Manchester	37,838	12,855	-	25,000	75,693	Oldham	83,171	-	59,031	136,720	278,922	Rochdale	137,572	203,311	-	244,000	584,883	Salford	224,862	3,454	-	320,000	548,316	Tameside	59,867	52,489	1,716	160,000	274,072	Trafford	414,439	-	26,115	103,365	543,919	Wigan	83,125	303,579	33,117	60,500	480,321	Places for Everyone	1,247,512	697,842	128,632	2,026,585	4,100,571	Required as a result of the change to the plan period and the updated 2022 land supply.	
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⁸ Excluding floorspace identified in baseline supply or anticipated to be delivered post-2039.

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Figure 7.1	128	2022 Existing housing land supply  Legend - Places for Everyone Boundary - Local Authority Boundaries - Greater Manchester Boundary - Housing Land Supply - 2022 © Crown copyright & database rights 2022 OS 100037229	Required as a result of the change to the plan period and the updated 2022 land supply.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref																																																																																
MM	Table 7.1	130	Replace Table 7.1 with the following: Table 7.1 Sources of housing land supply 2020-2037 2022-2039 <table><tr><th rowspan="2">District</th><th colspan="3">Strategic Housing Land Availability Assessment</th><th rowspan="2">Allowances</th><th rowspan="2">Places for Everyone Allocations⁹</th><th rowspan="2">2022-2039 Land Supply</th></tr><tr><th>Brownfield land</th><th>Greenfield land</th><th>Mix brownfield land and greenfield land</th></tr><tr><td>Bolton</td><td>9,786</td><td>2,729</td><td></td><td>1,396</td><td>-</td><td>13,911</td></tr><tr><td>Bury</td><td>3,486</td><td>566</td><td>360</td><td>348</td><td>4,900</td><td>9,660</td></tr><tr><td>Manchester</td><td>50,212</td><td>2,915</td><td>10,560</td><td>686</td><td>-</td><td>64,373</td></tr><tr><td>Oldham</td><td>7,793</td><td>1,228</td><td>1,262</td><td>923</td><td>1,980</td><td>13,186</td></tr><tr><td>Rochdale</td><td>5,503</td><td>2,291</td><td>574</td><td>-782</td><td>4,006</td><td>11,592</td></tr><tr><td>Salford</td><td>29,246</td><td>2,040</td><td>1,229</td><td>2,089</td><td>1,500</td><td>36,104</td></tr><tr><td>Tameside</td><td>5,127</td><td>714</td><td>455</td><td>562</td><td>1,894</td><td>8,752</td></tr><tr><td>Trafford</td><td>14,716</td><td>2,465</td><td>825</td><td>323</td><td>4,917</td><td>23,246</td></tr><tr><td>Wigan</td><td>10,870</td><td>5,353</td><td>172</td><td>744</td><td>1,600</td><td>18,739</td></tr><tr><td>Places for Everyone</td><td>136,739</td><td>20,301</td><td>15,437</td><td>6,289</td><td>20,797</td><td>199,563</td></tr></table>	District	Strategic Housing Land Availability Assessment			Allowances	Places for Everyone Allocations ⁹	2022-2039 Land Supply	Brownfield land	Greenfield land	Mix brownfield land and greenfield land	Bolton	9,786	2,729		1,396	-	13,911	Bury	3,486	566	360	348	4,900	9,660	Manchester	50,212	2,915	10,560	686	-	64,373	Oldham	7,793	1,228	1,262	923	1,980	13,186	Rochdale	5,503	2,291	574	-782	4,006	11,592	Salford	29,246	2,040	1,229	2,089	1,500	36,104	Tameside	5,127	714	455	562	1,894	8,752	Trafford	14,716	2,465	825	323	4,917	23,246	Wigan	10,870	5,353	172	744	1,600	18,739	Places for Everyone	136,739	20,301	15,437	6,289	20,797	199,563	Required as a result of the change to the plan period and the updated 2022 land supply.	
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⁹ Excluding homes identified in existing land supply and homes anticipated to be delivered post-2039.

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 7.19	132	Modify paragraph 7.19 as follows: “Taking all of these factors into account, it is anticipated that there will be around 8,732 <u>9,409</u> housing completions on average up until March 2025 2027, increasing to an average of around 10,305 <u>10,210</u> net additional dwellings per annum up to March 2030 <u>2032</u> and accelerating to around 11,200 <u>11,013</u> per annum up to March 2037 <u>2039</u> . This trajectory is shown below. Whilst the trajectory in this plan is considered to be realistic, given the relatively unknown impacts of Covid-19 at this point in time, it is possible that delivery could in fact be different to that currently anticipated. Therefore, in such an eventuality the surplus or shortfall will be distributed over the remaining years of the plan. In this way, any over delivery within a local planning authority area will not result in that authority being adversely affected when it comes to calculating their five-year housing land supply.”	Required as a result of the change to the plan period.	
MM	Policy JP-H1	132	Modify Policy JP-H1 as follows: “A minimum of 164,880 <u>175,185</u> net additional dwellings will be delivered over the period 2022- 37 <u>39</u> , or an annual average of around 10,305.”	Required as a result of the change to the plan period.	

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref																																																																		
MM	Table 7.2	133	Modify table 7.2 as follows: Table 7.2 Distribution and Phasing of new dwellings 2021-2037<u>2039</u> <table border="1"> <thead> <tr> <th>District</th><th>Annual average</th><th>2022-2027 (annual)</th><th>2027-2032 (annual)</th><th>2032-2039 (annual)</th><th>Total 2022-2039</th></tr> </thead> <tbody> <tr> <td>Bolton</td><td>787</td><td>637</td><td>787</td><td>894</td><td>13,378</td></tr> <tr> <td>Bury</td><td>452</td><td>328</td><td>452</td><td>540</td><td>7,680</td></tr> <tr> <td>Manchester</td><td>3,533</td><td>3,533</td><td>3,533</td><td>3,533</td><td>60,061</td></tr> <tr> <td>Oldham</td><td>680</td><td>514</td><td>680</td><td>799</td><td>11,563</td></tr> <tr> <td>Rochdale</td><td>616</td><td>587</td><td>616</td><td>637</td><td>10,474</td></tr> <tr> <td>Salford</td><td>1,658</td><td>1,658</td><td>1,658</td><td>1,658</td><td>28,186</td></tr> <tr> <td>Tameside</td><td>485</td><td>336</td><td>485</td><td>591</td><td>8,242</td></tr> <tr> <td>Trafford</td><td>1,122</td><td>939</td><td>1,122</td><td>1,253</td><td>19,076</td></tr> <tr> <td>Wigan</td><td>972</td><td>877</td><td>972</td><td>1,040</td><td>16,525</td></tr> <tr> <td>PfE</td><td>10,305</td><td>9,409</td><td>10,305</td><td>10,945</td><td>175,185</td></tr> </tbody> </table>	District	Annual average	2022-2027 (annual)	2027-2032 (annual)	2032-2039 (annual)	Total 2022-2039	Bolton	787	637	787	894	13,378	Bury	452	328	452	540	7,680	Manchester	3,533	3,533	3,533	3,533	60,061	Oldham	680	514	680	799	11,563	Rochdale	616	587	616	637	10,474	Salford	1,658	1,658	1,658	1,658	28,186	Tameside	485	336	485	591	8,242	Trafford	1,122	939	1,122	1,253	19,076	Wigan	972	877	972	1,040	16,525	PfE	10,305	9,409	10,305	10,945	175,185	Required as a result of the change to the plan period.	
District	Annual average	2022-2027 (annual)	2027-2032 (annual)	2032-2039 (annual)	Total 2022-2039																																																																		
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PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref																																	
MM	Table 7.3	136-137	Replace Table 7.3 with the following table: <table><tr><th></th><th>% Houses 2022-39</th><th>% Apartments 2022-39</th></tr><tr><td>Bolton</td><td>63%</td><td>37%</td></tr><tr><td>Bury</td><td>72%</td><td>28%</td></tr><tr><td>Manchester</td><td>15%</td><td>85%</td></tr><tr><td>Oldham</td><td>61%</td><td>39%</td></tr><tr><td>Rochdale</td><td>81%</td><td>19%</td></tr><tr><td>Salford</td><td>18%</td><td>82%</td></tr><tr><td>Tameside</td><td>61%</td><td>39%</td></tr><tr><td>Trafford</td><td>39%</td><td>61%</td></tr><tr><td>Wigan</td><td>80%</td><td>20%</td></tr><tr><td>PfE total</td><td>39%</td><td>61%</td></tr></table>		% Houses 2022-39	% Apartments 2022-39	Bolton	63%	37%	Bury	72%	28%	Manchester	15%	85%	Oldham	61%	39%	Rochdale	81%	19%	Salford	18%	82%	Tameside	61%	39%	Trafford	39%	61%	Wigan	80%	20%	PfE total	39%	61%	Required as a result of the change to the plan period and the updated 2022 land supply.	
	% Houses 2022-39	% Apartments 2022-39																																				
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Wigan	80%	20%																																				
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Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Figure 11.1	218	Existing 2022 Land Supply: Offices, Industry and Warehousing and Housing Legend - Local Authority Boundaries - Places for Everyone Boundary - Greater Manchester Boundary - Industry and Warehousing Land Supply - 2022 - Housing Land Supply - 2022 - Offices Land Supply - 2022 © Crown copyright & database rights 2022 OS 100037229	To reflect update to 2022 land supply	
MM	JPA1.1	225	Modify bullet point 1i as follows: “Deliver a total of around 1,200,000 sqm of industrial and warehousing space (with around 700,000 935,000 sqm being delivered within the plan period). This should comprise a mix of high quality employment premises in an attractive business park setting in order to appeal to a wide range of business sectors including the development of an Advanced Manufacturing Park;”		

PfE Response to IN17 AP Week 1 (Corrected Table AP5D-8/12/22)

Main Mod Ref	PfE Ref.	PfE Page No.	Modification Text	Reason for modification	Doc/ PQ/ MIQ Ref
MM	Para. 11.21	228	Modify para. 11.21 as follows: “Although the allocation has the capacity to deliver a total of around 1,200,000 sqm of new employment floorspace, it is anticipated that around 700,000 <u>935,000</u> sqm of this will be delivered within the plan period (in addition to <u>including</u> the 135,000 sqm that has an extant planning permission at South Heywood).		
MM	JPA3.2	246	Modify bullet point 2 as follows: “Deliver around 2,500 homes of which 1,700 <u>1,786</u> will be in the plan period as set out in the Allocation Policy Plan;		
MM	JPA7	262	Modify bullet point 1 as follows: “Deliver a broad mix of around 3,500 homes to diversify the type of accommodation in the Bury and Radcliffe areas. This includes an appropriate mix of house types and sizes, accommodation for older people, plots for custom and self-build and higher densities of development in areas with good accessibility and with potential for improved public transport connectivity, particularly in the southern areas of the allocation. It is expected that around 1,900 <u>2,100</u> of these homes will be delivered during the plan period;	Consequential modification as a result of the change to the plan period.	
MM	JPA14	285	Modify bullet point 2 of JPA14 as follows: “Deliver around 1,450 homes providing a range of dwelling types and sizes to deliver inclusive neighbourhoods and meet local needs, including a mix of high-quality family housing. It is estimated that around 500 <u>376</u> of these homes will be delivered post 2037 <u>2039</u> ;		

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MM	JPA33	357	Modify JPA33 bullet point 2 as follows: “Deliver around 5,000 units, of which 4,300 <u>4,250</u> will be delivered in the plan period at Carrington / Partington and Sale West, in the following distinct character areas, as set out on the Allocation Policy Plan:				
MM	Table 12.1	392	Modify Table 12.1 as follows:			Required as a result of the change to the plan period.	
			Increase overall employment land	Deliver 3.3 <u>3.5</u> mill <u>sqm</u> industry and <u>warehousing</u> by 2037 <u>2039</u>	3, 5		
			Homes				
			Deliver net increase of new homes	Deliver approx. 8,700 <u>9,409</u> annually by 2025 <u>7</u> Deliver approx. 10,300 <u>10,210</u> annually by 2030 <u>2</u> Deliver approx. 11,200 <u>11,013</u> annually by 2037 <u>2039</u>	1, 2, 3, 5, 7, 10		