

Examination of Places for Everyone Joint Development Plan Document

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IN21 Action Points from week 4 hearing sessions

Introduction

Further to the discussions at the week four hearing sessions, the following actions are required by GMCA. We consider these to be necessary at this stage of the examination to inform our consideration of whether the Plan is sound and/or how it could be made sound by main modifications. We may decide in due course that other or different main modifications are required, including to the parts of the Plan that we refer to below. Reasons for any modifications that we do ultimately decide are necessary will be set out in our final report.

Some of the main modifications we describe below may supersede, or require alterations to, modifications proposed earlier in the examination. The GMCA responses should clarify this where necessary. Consequential modifications may also be required to other parts of the Plan. We will advise later in the examination when these should be identified comprehensively by GMCA.

*Responses to the Action Points in this note should be submitted to the Programme Officer by **midday on Wednesday 11 January 2023** unless otherwise indicated.*

Updated schedule of proposed main modifications

AP39. Following publication of their response to this note, GMCA should prepare an updated comprehensive schedule of proposed main modifications to replace that published on 16 November 2022 [PMM2.1]. The updated schedule should include all of the main modifications in PMM2.1 (unless superseded by subsequent modifications or otherwise specified by us in an Action Point) along with those proposed in response to the Action Points set out in this note and previous notes following the earlier hearing sessions [IN17 and IN19].

*The updated schedule of proposed main modifications in response to AP39 should be submitted to the Programme Officers by **midday on Monday 16 January 2023**.*

M9. Greener Places

JP-G1 Valuing Important Landscapes

AP40. GMCA to consider whether the proposed policy title change to “Landscape Character Areas” and the other proposed main modifications to “Landscape Character Types” in GMCA18 are consistent and, if not, whether any further modifications would be needed to achieve this. Subject to the conclusion, the proposed modifications relating to JP-G1 in GMCA18 should be included in the updated schedule of proposed main modifications to replace PMM2.1.

JP-G2 Green Infrastructure Network

AP41. The proposed modification from GMCA18 to move paragraph 3 from JP-G2 including the bulleted list (a-m) to the reasoned justification, should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP42. GMCA to provide further explanation for Green Infrastructure Opportunity Areas and consider whether additional main modifications are needed in addition to those proposed in GMCA18 which moves paragraph 3 to the reasoned justification and deletes text from paragraph 5. GMCA to also clarify whether all the relevant allocations do include measures relating to the Green Infrastructure Opportunity Areas.

AP43. GMCA to consider whether the policy should provide further detail on the role of Local Nature Recovery Strategies and if so, propose main modifications accordingly.

AP44. GMCA to amend the proposed main modifications in PMM2.1 (page 27) to be consistent with the requirements of the final sentence of paragraph 142 of the National Planning Policy Framework in respect of compensatory improvements to environmental quality and accessibility.

AP45. GMCA to provide detail on how each allocation would be expected to deliver compensatory improvements in line with the above modifications (where the site is to be removed from the Green Belt).

AP46. The proposed modification from GMCA18 to delete from paragraph 5 the words “in accordance with the above priorities” should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP47. The proposed modification from GMCA18 (page 3) to insert after paragraph 8.15 four new paragraphs of reasoned justification relating to standards (as a consequence of the proposed deletion of policy JP-G8) should be added to the updated schedule of proposed main modifications to replace PMM2.1.

Policies JP-G3 to JP-G5

AP48. GMCA to provide further explanation for “other associated activities” referred to in policies JP-G3 to JP-G5 and if modifications are necessary, these should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-G3 River valleys and waterways

AP49. GMCA to prepare a main modification to part 8 policy JP-G3 that refers to increasing the use of canals for active travel “where compatible with commercial freight use on the Manchester Ship Canal” (or similar).

JP-G4 Lowland Wetlands and Mosslands

AP50. The proposed modification from GMCA18 relating to paragraph 1 to refer to Fig 8.1 and mosslands and lowland farmland landscape character type should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-G5 Uplands

AP51. The proposed modification from GMCA18 relating to paragraph 1 to refer to Fig 8.1 and open moorlands and enclosed upland fringes landscape character type should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-G6 Urban Greenspace

AP52. The proposed modification from GMCA18 to delete “in accordance with accessibility standards” from paragraph 1 bullet 2 should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-G7 Trees and Woodlands

AP53. GMCA to clarify which elements of JP-G7 are relevant to local plans and development management and what the implications are for development, and to prepare modifications accordingly.

JP-G8 Standards for Greener Places

AP54. The proposed modification from GMCA18 to delete policy JP-G8 should be added to the updated schedule of proposed main modifications to replace PMM2.1.

Consequential modifications to JP-G2 are referred to above.

JP-G9 A Net Enhancement of Biodiversity and Geodiversity

AP55. The proposed modifications from GMCA18 in respect of modifying paragraphs 1, 2a, 2c and reasoned justification paragraph 8.53, and deleting 2e and the last paragraph should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP56. GMCA to clarify which elements of JP-G9 are relevant to local plans and development management and to prepare modifications accordingly.

AP57. GMCA to consider whether part c of the policy or paragraph 8.52 which refers to (“recognised metric”) should refer to the DEFRA metric and to prepare modifications accordingly.

AP58. The modification proposed in GMCA18 to delete (e) and add text to reasoned justification in paragraph 8.53 should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP59. GMCA to prepare a main modification to amend Part a(i) to reflect the wording of national policy (paragraph 180(a) of the Framework).

JP-G10 Green Belt

AP60. GMCA to prepare a main modification to the first paragraph of policy JP-G10 to read “The Green Belt is defined on the policies map and illustrated on Figure 8.6. The Green Belt serves the five purposes ...” (or similar).

AP61. The modification proposed in GMCA18 to delete the last paragraph of policy JP-G10 relating to the allocations should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-G11 Safeguarded Land

AP62. The modification proposed in GMCA18 to delete JP-G11 should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP63. GMCA to prepare any necessary consequential main modifications to policy JPA3.2 Timperley Wedge at paragraphs 47-50.

M10. Places for People

JP-Strat-12 Main Town Centres

AP64. The modification proposed in GMCA19 to JP-Strat12 and paragraphs 4.74 and 4.77 regarding Salford Quays town centre should be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-P1 Sustainable Places

AP65. The modification proposed in GMCA19 to criterion 4 and criterion 8 and moving paragraphs 5.24-5.28 from Chapter 5 to Chapter 9 after paragraph 9.9 should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP66. GMCA to consider whether Criterion 13 (hazardous installations) from JP-S4 should be added to policy JP-P1 or another policy and propose modifications accordingly.

JP-P2 Heritage

AP67. Delete “Through this Plan” in first sentence of policy JP-P2.

AP68. Amend the proposed modification at GMCA 10.6 (H) to criterion 2 in second paragraph of policy JP-P2 to read: “Ensuring that the heritage significance of a site or area is considered in accordance with national policy in the planning and design process and opportunities for interpretation and local engagement are optimised” or similar.

AP69. Delete the fourth and fifth paragraphs of policy JP-P2 and insert “Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy” (or similar).

JP-P3 Cultural Facilities

AP70. Amend the proposed modification to paragraph 9.15 as set out in PPM2.1 to delete the words “and be consistent with the appropriate local planning framework”.

AP71. Delete “Through this Plan” in first sentence of JP-P3.

AP72. The modification proposed in GMCA19 to insert “where appropriate” in JP-P3 to be added to the updated schedule of proposed main modifications to replace PMM2.1.

JP-P4 New retail and leisure uses in Town Centres

AP73. The modification proposed in GMCA19 for criterion B and the last paragraph of JP- P4 relating to Salford Quays town centre, should be added to the updated schedule of proposed main modifications to replace PMM2.1.

AP74. GMCA to clarify whether the opening sentence of policy JP-P4 that refers to the existing hierarchy being maintained and enhanced is consistent with the last sentence of proposed main modification on page 34 of PMM2.1 which refers to expansion and provision of new centres, and to propose further main modifications if necessary.

JP-P6 Health

AP75. GMCA to clarify what will be used as the threshold for the requirement for a Health Impact Assessment and to propose main modifications to policy JP-J6 and the reasoned justification accordingly.

AP76. GMCA to amend the wording of part C of JP-P6, to more closely reflect the wording from paragraph 9.33 regarding “other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing to be inserted within the policy” (or similar).

AP77. GMCA to modify part 1 of JP-P6 to refer to “proportionate to the additional demand that they would generate” rather than “would significantly increase demand”.

JP-P7 Sport and recreation

AP78. Delete part 2 of policy JP-P7 relating to standards for play areas and amend part 3 to read “Where appropriate setting out more comprehensive and detailed recreational standards and standards for provision for designated play areas in district local plans, having regard to existing and future needs” (or similar).

M11. Connected Places

JP-C1 An integrated network

AP79. The modification proposed in GMCA20 relating to Picture 10.4 indicating the number and proportion of trips by public transport/active travel and car/other in 2017 and 2040 should be included in the updated schedule of proposed main modifications to replace PMM2.1. Consideration should be given to whether the first column should relate to a later date than 2017 and/or whether the title should be amended.

AP80. The modification proposed in GMCA20 relating to paragraph 10.27 and the prioritisation of sustainable modes of transport should be included in the updated schedule of proposed main modifications to replace PMM2.1.

JP-C2 Digital connectivity

AP81. The modification proposed in GMCA20 relating to policy JP-C2 and internet connections should be included in the updated schedule of proposed main modifications to replace PMM2.1.

Strategic Road Network

AP82. The modification proposed in GMCA20 to include an additional policy relating to the Strategic Road Network after paragraph 10.55 should be included in the updated schedule of proposed main modifications to replace PMM2.1.

JP-C4 Streets for all

AP83. The modification proposed in GMCA20 relating to the first sentence of the second paragraph of policy JP-C4 should be included in the updated schedule of proposed main modifications to replace PMM2.1.

JP-C6 Freight and logistics

AP84. GMCA to prepare a main modification to policy JP-C6 to include reference to the provision of overnight parking facilities for heavy goods vehicles on employment sites in defined circumstances¹.

¹ See also IN19 AP29 relating to policy JP-J4.

JP-C7 Transport requirements for new development

AP85. GMCA to prepare a main modification to policy JP-C7 to include:

(a) Part 1 bullet point 2 to read: “Ensuring that the layout, design and landscaping of development prioritises the provision of safe, secure and attractive access to local services and facilities for pedestrians, people using mobility aids and cyclists” (or similar).

(b) Part 7 to read “Making adequate car parking provision for disabled drivers and passengers” (or similar).

(c) The changes proposed in GMCA20 relating to the part of the policy relating to Transport Assessments, Transport Statements and Travel Plans subject to:

- Clarification of what is meant by “These should take account of the PfE evidence base, alongside District Local Plan evidence and the prevailing conditions at the time of preparation” (or deletion of that sentence).
- Clarification of what is meant by “Holcroft Moss the Manchester Mosses SAC”.

(d) Deletion of the last paragraph “District Local Plans may set out mechanisms ...” as proposed in GMCA20.

M12. Delivering the Plan

Policy JP-D1 Infrastructure implementation

AP86. GMCA to revise the proposed modification to criterion 6² to read “Require applicants to prepare an infrastructure phasing and delivery strategy to be agreed by the local planning authority for sites where build out will be delivered by different developers or in phases. This strategy must outline what needs to be provided by when and who will fund and deliver it.”

AP87. GMCA to revise the proposed modification to criterion 7² to include a cross-reference to policy JP-D2 and/or to set out that any requirements would only be required where necessary to mitigate the impact of development.

Policy JP-D2 Developer contributions

AP88. GMCA to prepare a main modification deleting the second paragraph of policy JP-D2 and replacing it with the following: “If an applicant wishes to make a case that a development is not viable, they should provide clear evidence at the planning application stage, identifying the specific issues and/or changes in circumstance which would create barriers to delivery in a transparent manner and reflecting national guidance.” (or similar).

Monitoring

AP89. GMCA to prepare potential main modifications to paragraphs 12.21 to 12.23 and Table 12.1 to inform our consideration of whether the proposed monitoring framework is effective, including whether it is focussed on outcomes directly related to policies in the Plan and the development and use of land.

² See PMM2.1

*The deadline for response to AP89 (Monitoring) is **midday on Tuesday 28 February 2023.***

William Fieldhouse Louise Gibbons Steven Lee

21 December 2022
