

Examination of Places for Everyone Joint Development Plan Document

Inspectors: William Fieldhouse, Louise Gibbons and Steven Lee

Programme Officers: Yvonne Parker and Helen Wilson

Tel (Yvonne Parker): 07813334305

Tel (Helen Wilson): 07879443035

Email: info@programmeofficers.co.uk

Examination webpage: www.hwa.uk.com/projects/gmca/

IN26 Action Points from week 6 hearing sessions: site allocations

Introduction

Further to the discussions at the hearing sessions in week 6 relating to some of the site allocations, 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.

Our ultimate conclusions on whether each of the allocations in the Plan is justified will depend on our consideration of a range of matters including those relating to the amount of development needed, the spatial strategy and Green Belt, as well as site specific issues. We may, therefore, 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.

We have described each of the modifications in relation to the wording set out in the submitted Plan¹. Some may supersede, or require alterations to, modifications proposed earlier in the examination. We have sought to make this clear where appropriate. 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.

These action points seek to reflect the general approach to modifying the allocation policies set out in our note published on 23 January 2023², and take account of the suggested changes proposed by GMCA³ and the discussions at the relevant hearing sessions. If GMCA consider it essential to make changes to parts of the policy that we have not referred to these can be included in the response for our consideration.

¹ SD1.

² IN23.

³ PMM3 and GMCA33 to GMCA42.

Where changes are required to various parts of an allocation policy, they should be as a single main modification. This should include the whole policy as set out in the submitted Plan with the changes identified in the usual way using strikethrough and underlining. Consequential modifications will also be required to the reasoned justification and these should be set out as (a) separate main modification(s) (unless they are considered to be minor additional modifications).

Where appropriate, GMCA may wish to liaise with relevant representor(s) if they consider this would help to inform their response to a particular action point, for example Historic England about potential modifications to policies relating to the historic environment.

The GMCA responses to the action points in this note should be submitted to the Programme Officer by **midday on Friday 17 February 2023** unless otherwise indicated.

JPA7 Elton Reservoir

AP104. GMCA to draft a modification to policy JPA7 to include:

- Amend Picture 11.16 site allocation boundary in accordance with GMCA34.
- Amend first paragraph in accordance with GMCA34.
- Amend part 1 relating to self build and the number of homes as set out in GMCA34.
- Deletion of criterion (iii) of part 2 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar)⁴.
- To consider whether new criterion (iii) of part 2 relating to the Metrolink stop and Park and Ride is necessary in accordance with GMCA34, having regard to Appendix D.
- Add new paragraph to the end of part 2 relating to housing delivery and infrastructure as set out in GMCA34.
- Delete parts 3 and 4.
- Amend part 7 relating to secondary school provision as set out in GMCA34.
- Amend part 8 relating to local centre provision in accordance with GMCA34.
- Delete part 9.
- Consideration of whether part 11 needs to set out any specific requirements relating to existing and new recreation facilities or, if not, whether it should be deleted.
- Consider whether any changes are required to parts 12, 13 and 16 to ensure they are effective in securing the provision of appropriate green infrastructure and biodiversity net gain having regard to any relevant habitats or features on or close to the site and to ensure consistency with policies JP-G2 and JP-G9.
- Consider whether it is necessary to include an additional requirement relating to the provision of compensatory improvements to the environmental quality

⁴ It may be clearest to move this requirement relating to other sustainable transport and highways infrastructure to below other transport-related requirements.

and accessibility of remaining Green Belt in the site or vicinity of the site in accordance with policy JP-G2.

- Inclusion of an additional requirement where necessary to define and/or strengthen the boundaries of the Green Belt around the site such that they will comprise physical features that are readily recognizable and likely to be permanent (with reference, if appropriate, to particular parts of the boundary that this applies to and/or the nature of the strengthening that is required).
- Retain part 14 relating to flood risk.
- Delete part 15 relating sustainable drainage systems.
- Consideration of whether part 17 should refer to any other designated or non-designated heritage assets (including Old Hall Farmhouse) on or close to the site and/or to ensure consistency with policy JP-P2 and national policy.
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA8 Seedfield

AP105. GMCA to draft a modification to policy JPA8 to include:

- Deletion of part 2 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar)⁵.
- Delete part 4.
- Amend part 5 in accordance with GMCA35.
- Consider whether any changes are required to parts 7, 8 and 11 to ensure they are effective in securing the provision of appropriate green infrastructure and biodiversity net gain having regard to any relevant habitats or features on or close to the site and to ensure consistency with policies JP-G2 and JP-G9.
- Inclusion of an additional requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the site or vicinity of the site in accordance with policy JP-G2.
- Delete part 9 and 10 in relation to flood risk and sustainable drainage.
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA9 Walshaw

AP106. GMCA to draft a modification to policy JPA9 to include:

- Amend first paragraph as set out in GMCA36.
- Amend part 1 in accordance with GMCA36.
- Deletion of parts 2, 3 and 4 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar)⁶ but in this case having regard to

⁵ It may be clearest to move this requirement relating to other sustainable transport and highways infrastructure to below other transport-related requirements.

⁶ It may be clearest to move this requirement relating to other sustainable transport and highways infrastructure to below other transport-related requirements.

whether any of the parts need to be retained within the policy if they relate to on site infrastructure.

- Consideration of whether part 7 needs to set out any specific requirements relating to secondary school provision or, if not, whether it should be deleted.
- Amend part 8 in accordance with GMCA36.
- Delete part 9.
- Consider whether any changes are required to parts 11, 12 and 15 to ensure they are effective in securing the provision of appropriate green infrastructure and biodiversity net gain having regard to any relevant habitats or features on or close to the site and to ensure consistency with policies JP-G2 and JP-G9.
- Deletion of part 13 relating to flood risk assessment (unless it needs to be modified to include any site-specific requirements).
- Delete part 14.
- Consideration of whether part 16 should refer to any other designated or non-designated heritage assets on or close to the site and/or to ensure consistency with policy JP-P2 and national policy.
- Inclusion of an additional requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2.
- Inclusion of an additional requirement if necessary to define and/or strengthen the boundaries of the Green Belt around the site such that they will comprise physical features that are readily recognizable and likely to be permanent (with reference, if appropriate, to particular parts of the boundary that this applies to and/or the nature of the strengthening that is required).
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA12 Beal Valley

AP107. GMCA to draft a modification to policy JPA12 to include:

- Reference to an infrastructure phasing and delivery strategy (part 1).
- Reference to affordable homes in part 2 and deletion of part 3.
- Clarification of the requirement relating to a route from the proposed spine road to Shaw town centre (part 5, based on GMCA37).
- Deletion of part 6 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar)⁷.
- Clarification of the requirement relating to a contribution to the delivery of a new metrolink stop (part 7, based on GMCA37).
- Clarification of the requirement relating to pedestrian and cycling links (part 8, based on GMCA37).
- Deletion of part 9 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the pennine foothills

⁷ It may be clearest to move this requirement relating to other sustainable transport and highways infrastructure to below other transport-related requirements.

(west / south pennines) landscape character area in accordance with policy JP-G1” (or similar).

- Deletion of part 10 and replacement with a requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2.
- Deletion of reference to green infrastructure enhancement opportunities in the surrounding Green Belt from part 11 (GMCA37).
- Any changes required to part 12 to refer to any relevant habitats or features on or close to the site and to ensure consistency with policy JP-G9 relating to biodiversity.
- Changes to part 13 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of reference to the EU Water Framework Directive in part 14.
- Clarification of the requirement relating to open space, sport and recreation facilities, including that relating to facilities at Heyside Cricket Club (part 15).
- Deletion of parts 16, 17, 18 and 19 relating to schools; health and community facilities; historic environment⁸; and flood risk assessment (unless they need to be modified to include any site-specific requirements).
- Inclusion of an additional requirement relating to mitigating recreational disturbance impacts on the South Pennine Moors SAC/SPAs in accordance with policy JP-G5 (based on GMCA33).
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA13 Bottom Field Farm

AP108. GMCA to draft a modification to policy JPA13 to include:

- Reference in part 1 to affordable homes and deletion of part 2.
- Deletion of part 3 and replacement with “make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar).
- Deletion of part 5 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the incised urban fringe valleys landscape character area in accordance with policy JP-G1” (or similar).
- Changes to part 7 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of part 10 and replacement with “define and/or strengthen the boundaries of the Green Belt around the site such that they will comprise physical features that are readily recognizable and likely to be permanent” (or similar).
- Deletion of part 11 and replacement with a requirement relating to the provision of compensatory improvements to the environmental quality and

⁸ Subject to liaison with Historic England.

accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2.

- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).
- Deletion of parts 4, 6, 8, 9, 12, 13, 14, 15 and 16 relating to green infrastructure and landscaping; biodiversity; public rights of way; open space, sport and recreation; schools; health and community facilities; heritage assets⁹; archeology; and flood risk.

JPA14 Broadbent Moss

AP109. GMCA to draft a modification to policy JPA14 to include:

- Reference to an infrastructure phasing and delivery strategy (part 1).
- Reference in part 2 to affordable homes; higher density apartments adjacent to the proposed metrolink stop; and around 376 homes being delivered after 2039.
- Deletion of part 3.
- Deletion of “employment floorspace” from part 4 and replacement with “industrial and warehouse floorspace” (or similar).
- Deletion of part 5 and replacement with “The main points of access will be from Ripponden Road to the east and from the proposed spine road to be constructed as part of the development of the JPA12 Beal Valley allocation to the north. The spine road from allocation JPA12 will be extended across the site, including the part to be retained in the Green Belt, to Ripponden Road with a bridge over the metrolink line. The spine road will serve the proposed residential development and provide a through route between Ripponden Road and Oldham Road to the west of allocation JPA12. The industrial and warehouse development will be accessed from the existing industrial estate” (or similar)¹⁰.
- Deletion of part 6 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar)¹¹.
- Clarification of the requirement relating to the delivery of a new metrolink stop and park and ride facility (part 7, based on GMCA39).
- Clarification of the requirement for a local centre (part 8, based on GMCA39) and deletion of reference to higher density apartments.
- Clarification of the requirement relating to pedestrian and cycling links (part 9, based on GMCA39).
- Deletion of part 10 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the pennine foothills (west / south pennines) landscape character area in accordance with policy JP-G1” (or similar).

⁹ Subject to liaison with Historic England.

¹⁰ If appropriate, specify that no vehicular access to the proposed industrial and warehouse development or existing industrial estate should be provided from the proposed spine road.

¹¹ It may be clearest to move this requirement relating to other sustainable transport and highways infrastructure to below other transport-related requirements.

- Deletion of part 11 and replacement with “define and/or strengthen the boundaries of the retained Green Belt within and adjoining the site such that they will comprise physical features that are readily recognizable and likely to be permanent” (or similar).
- Deletion of part 12 and replacement with a requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt within and in the vicinity of the site in accordance with policy JP-G2.
- Any changes required to part 13 to refer to any relevant habitats or features on or close to the site and to ensure consistency with policy JP-G9 relating to biodiversity.
- Changes to part 14 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of reference to the EU Water Framework Directive in part 15.
- Clarification of the requirement relating to schools (part 17).
- Deletion of parts 16, 18 and 19 relating to open space; health and community facilities; and historic environment¹² (unless they need to be modified to include any site-specific requirements).
- Inclusion of an additional requirement relating to mitigating recreational disturbance impacts on the South Pennine Moors SAC/SPAs in accordance with policy JP-G5 (based on GMCA33).
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA16 Cowlishaw

AP110. GMCA to draft a modification to policy JPA16 to include:

- Reference in part 2 to affordable homes and deletion of part 3.
- Clarification of the proposed access arrangements (part 4, based on GMCA40).
- Deletion of part 5 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar).
- Deletion of parts 6 and 8 and replacement with a requirement relating to green infrastructure, landscaping and biodiversity net gain that recognizes the priority habitats, site of biological interest, woodlands and other features on the site and ensures that potential impacts from the provision of access from Kings Road and development on the central part of the site are appropriately addressed.
- Deletion of part 7 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the pennine foothills (west / south pennines) landscape character area in accordance with policy JP-G1” (or similar).

¹² Subject to liaison with Historic England.

- Changes to part 9 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of parts 11, 12, 13 and 14 relating to schools; health and community facilities; historic environment; and flood risk (unless they need to be modified to include any site-specific requirements).
- Inclusion of an additional requirement relating to mitigating recreational disturbance impacts on the South Pennine Moors SAC/SPAs in accordance with policy JP-G5 (based on GMCA33).

JPA17 Coal Pit Lane

AP111. GMCA to draft a modification to policy JPA17 to include:

- Reference in part 2 to affordable homes and deletion of part 3.
- Clarification of part 4 relating to the access arrangements and potential future provision of a road from the western boundary of the site to Coal Pit Lane, Limeside. This should clarify any requirements relating to the layout of development and design of roads on the site associated with that potential future link road.
- Deletion of part 5 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar).
- Deletion of parts 6 and 8 and replacement with a requirement relating to green infrastructure, landscaping and biodiversity net gain that recognizes the priority habitats, trees and other features on the site and ensures that potential impacts from the proposed development are appropriately addressed.
- Deletion of part 7 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the incised urban fringe valleys landscape character area in accordance with policy JP-G1” (or similar).
- Changes to part 9 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of part 11 and replacement with “define and/or strengthen the boundaries of the Green Belt to the south and west of the site such that they will comprise physical features that are readily recognizable and likely to be permanent” (or similar).
- Deletion of part 12 and replacement with a requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2.
- Deletion of parts 10, 13, 14, 15, 16 and 17 relating to open space; schools; health and community facilities; historic environment¹³; archaeology¹⁴; and flood risk (unless they need to be modified to include any site-specific requirements).

¹³ Subject to liaison with Historic England.

¹⁴ Subject to liaison with Historic England.

- Consideration of whether any change is required to part 18 to reflect previous coal mining on the site.
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

JPA18 Rosary Road

AP112. GMCA to draft a modification to policy JPA18 to include:

- Amendment to map 11.28 so that the red line boundary of the site and extent of the Green Belt correspond to the boundary of the site of biological interest, priority habitat and adjoining development site. The policies map will need to be amended accordingly.
- Clarification of part 2 relating to the access arrangements (based on GMCA42).
- Deletion of part 3 and replacement with “make provision for other new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7” (or similar).
- Deletion of parts 4 and 6 and replacement with a clear requirement relating to green infrastructure provision on the site, including on land between the proposed houses and the adjoining site of biological interest and priority habitat.
- Deletion of part 5 and replacement with “Reflect and respond to the special qualities and sensitivities of the key characteristics of the incised urban fringe valleys landscape character area in accordance with policy JP-G1” (or similar).
- Changes to part 7 to ensure it appropriately reflects the available ecological evidence and the further work required with sufficient flexibility to ensure effectiveness.
- Deletion of part 8 and replacement with “define and/or strengthen the boundary of the Green Belt to the south of the site such that it will comprise physical features that are readily recognizable and likely to be permanent” (or similar).
- Deletion of part 9 and replacement with a requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2.
- Any changes required to part 13 relating to the setting of the grade II listed building at Bank Top Farmhouse to the south of the site¹⁵.
- Deletion of parts 10, 11, 12 and 14 relating to open space; schools; health and community facilities; and flood risk.
- Inclusion of an additional requirement relating to minerals safeguarding areas (PMM3).

William Fieldhouse Louise Gibbons Steven Lee

3 February 2023

¹⁵ Following liaison with Historic England.