

Places for Everyone (PfE) Joint Development Plan Submission 2022

Statement of Common Ground

Policy JP Allocation 31 – Godley Green Garden Village

December 2022

1. Purpose

1.1. The purpose of this Statement of Common Ground (SoCG) is to inform the appointed Inspectors and other parties about agreed main modifications and areas of disagreement between Tameside Council on behalf of the nine PfE districts (the Council) and representors (the representors) acting for the promoters on JP Allocation 31 Godley Green Garden Village, of the Publication Draft Places for Everyone Joint Plan (PfE) (2021-2037) for strategic, residential led development.

2. The Site Details

2.1. The details for JP Allocation 31 Godley Green Garden Village site are as follows:

- Name – Godley Green Garden Village
- Reference Number – JPA31
- Area – 124ha
- Type of Development – Residential led, mixed use development including community and retail facilities.
- Quantum of Development by 2037 – 1,116 units¹
- Quantum of Development post 2037 – 1,234 units

¹ Quantum of development delivered by the end of the plan period is dependent upon the end of plan period date and reference to 2022 updates to housing land supply and phasing figures as set out in examination document GMCA 11.1 Table AP5C: Table 7.1.

3. Site Representors

3.1. The representors for the proposed allocation acting for the owners², promoters and/or potential developers are:

- Lichfield's on behalf of Barratt Developments³.

4. Main Modifications

4.1. Barratt Developments consider that a number of minor modifications would be beneficial to PfE Policy JP Allocation 31. These are further thoughts following the submission of hearing statement M22.8, are to aid policy interpretation and demonstrate Barratt's commitment to delivery. The following provides a summary of the suggested modifications to the wording proposed in PfE Policy JPA 31.

- Point 4 – requirement to be in accordance with a comprehensive masterplan, phasing strategy and design code approved by the Local Planning Authority for the whole site, developed through engagement with the local community, Council and other appropriate stakeholders.

Barratt Developments considers that the policy wording could be clearer that the process for agreeing the masterplan would not need to be in advance of any planning permission being granted. Barratt Developments therefore recommends the following wording:

“Be in accordance with a comprehensive masterplan, phasing strategy and design code developed through engagement with the local community, Council and other appropriate stakeholders, and approved by the Local Planning Authority for the whole site, through the determination of a planning application”

² To note additional interests in the site are represented by Gerald Eve on behalf of Tameside MBC, as land promoter.

³ Barratt Developments holds an interest in the Godley Green Garden Village site (Draft Allocation JPA31).

- Point 11 – requirement to provide developer contributions towards education, health, transport and other infrastructure as deemed appropriate.

Barratt Developments considers that additional wording should be inserted to ensure viability considerations are appropriately factored in to this requirement. Barratt Developments therefore recommends the following wording:

“Provide developer contributions towards education, health, transport and other infrastructure as deemed appropriate and subject to viability considerations”

- Point 12 – requirement to ensure employment, education and training opportunities are available for residents within the local area, both through construction phases and upon completion.

Barratt Developments considers that an amendment to this policy to remove the wording ‘and upon completion’ is necessary. It is considered that this requirement is not typically expected for a residential development as these opportunities would be challenging to realistically demonstrate post-completion.

- 4.2. Should modifications be required during the course of the examination both parties will work proactively to agree these.

5. Significant Areas of Disagreement

- 5.1. As outlined in Barratts hearing statement M22.8, the proposed allocation of Godley Green Garden Village is in principle strongly supported for release from the Green Belt, being a logical and well-reasoned parcel of land for development with strong boundaries.

- 5.2. The policy is considered to be positively prepared, consistent with national policy and there are no insurmountable technical or environmental constraints which would prohibit development of the site, which concurs with the conclusions drawn in the Councils site allocation topic paper⁴.
- 5.3. Additionally the site is well located in respect of sustainable travel opportunities and will result in significant improvements to the local economy and the boroughs housing land supply.
- 5.4. Therefore, notwithstanding the suggested minor nature of modifications above, it goes without saying that there are no significant areas of disagreement between the Council and Barratt Developments relating to the proposed allocation of Godley Green Garden Village.

⁴ JPA31 Godley Green Garden Village Allocation Topic Paper [10.08.12]

6. Declaration

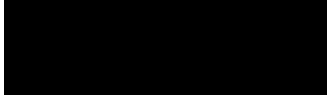
- 6.1. As previously requested by the Planning Inspectors examining Places for Everyone (Examination document [IN2](#)), this Statement of Common Ground (SoCG) provides a summary of those matters which are not currently agreed between the representors Lichfields (on behalf of Barratt Developments, as land promoter), and the Council, notwithstanding any future agreement which may be reached between the two parties.

Signed for Tameside Council on behalf of the nine PfE districts

Name: Julian Jackson

Position: Director of Place

Date: 16 January 2023

Signature: 

Signed on behalf of Lichfields for Barratt Developments

Name: Brian O'Connor

Position: Planning Director

Date: 17 January 2023

Signature: 