

Examination of Places for Everyone Joint Development Plan Document

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IN30 Action Points from week 8 hearing sessions: Salford allocations

Introduction

Further to the discussions at the hearing sessions in week 8 relating to allocations JPA26, JPA27, JPA28 and JPA29 in Salford, 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

¹ SD1.

² IN23.

³ PMM3, GMCA53 to GMCA56.

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.

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 10 March 2023** unless otherwise indicated.

JPA26 Land at Hazelhurst Farm

AP123. GMCA to draft a modification to policy JPA26 to include:

- Amendment to part 1 to remove reference to preparation of supplementary planning document (SPD), insert reference to phasing and delivery strategy and cross reference to JP-D1 (partially based on GMCA53). There is however no need to include the suggested wording relating to engagement or approval of any masterplan, as this is adequately addressed through other development plan policies.
- Amendment to part 2 to remove detailed affordable housing tenure split and reference to off-site provision. Replace with requirement for at least 50% affordable housing to be provided in accordance with relevant local planning policies.
- Insertion of new part relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and consequential changes to parts 3 and 4 (based on GMCA53).
- Insertion of new part relating to 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 (based on GMCA53)
- Amendment to part 10 to provide clarity regarding what the objectives of the Great Manchester Wetlands Nature Improvement Area (GMWNIA) are and how they will be assessed in any application. This could include a reference to 'local planning policies' as the GMWNIA is addressed under other Salford development plan policies. In addition, consideration should be given to how the criterion could be modified to ensure consistency with other local and national planning policies relating to assessing the impacts on biodiversity.

- Deletion of part 11, which unnecessarily repeats thematic policies relating to sustainable drainage systems and flood risk which would apply in any case (based on GMCA53).
- Deletion of unnecessary reference to 'in accordance with National Grid requirements' in part 12 (based on GMCA53).
- Insertion of reference to air pollution in part 13 (based on GMCA53).
- Deletion of part 14 relating to provision of allotments. GMCA to consider whether it is necessary to replace this with criteria relating to provision of open space in accordance with other local planning policies.
- Insertion of new criterion relating to archaeology. The suggested criterion set out in PMM3 should be modified to ensure consistency with other similar allocation policies.
- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA53).

JPA27 East of Boothstown

AP124. GMCA to draft a modification to policy JPA27 to include:

- Amendment to part 1 to remove reference to preparation SPD, insert reference to phasing and delivery strategy and cross reference to JP-D1 (partially based on GMCA54). There is however no need to include the suggested wording relating to engagement or approval of any masterplan, as this is adequately addressed through other development plan policies.
- Amendment to part 2 to remove detailed tenure split and reference to off-site provision and replace with requirement for at least 50% affordable housing to be provided in accordance with relevant local planning policies.
- Insertion of new part relating to 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 (based on GMCA54).
- Amendment to part 9 to provide clarity regarding what the objectives of GMWNIA are and how they will be assessed in any application. This could include a reference to 'local planning policies' as the GMWNIA is addressed under other Salford development plan policies. In addition, consideration should be given to how the criterion could be modified to ensure consistency with other local and/or national planning policies relating to assessing the impacts on biodiversity and development affecting peat.
- Insertion of new part relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and consequential changes to parts 10 and 11 (based on GMCA54).
- Deletion of part 13 which refers to the retention or replacement of existing playing fields. This can be adequately addressed through existing thematic policies.
- Deletion of part 14 relating to the provision of allotments. GMCA to consider whether it is necessary to replace this with criteria relating to provision of open

space in accordance with other local planning policies (any such provision could be incorporated into part 12 which establishes a requirement for a neighbourhood equipped area of play).

- Replacement of part 18 relating to heritage assets, as set out in GMCA54.
- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA54).

AP125. For the avoidance of doubt, provide the most recent and up-to-date school place capacity figures for nearby primary and secondary schools.

JPA28 Land North of Irlam Station

AP126. GMCA to draft a modification to policy JPA28 to include:

- Amendment to part 1 to remove reference to preparation of supplementary planning document (SPD), insert cross reference to JP-D1 (partially based on GMCA55). There is however no need to include the suggested wording relating to engagement or approval of any masterplan, as this is adequately addressed through other development plan policies.
- Amendment to part 2 to refer to phasing and cross reference to policy JP-D1 (based on GMCA55).
- Amendment to part 3 to remove reference to “and substantially more if other funding becomes available to allow for this” and detailed tenure split. Replace with reference to at least 25% affordable housing to be provided in accordance with relevant local planning policies.
- Amendment to part 5 to remove reference to ‘avoid’ any adverse impacts on the hydrology of Chat Moss (based on GMCA55).
- Insertion of new part relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and consequential changes to parts 6, 7 and 8 (based on GMCA55).
- Insertion of new part relating to 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 (based on GMCA55).
- Insertion of new part establishing expectations with regard to biodiversity net gain and priorities for any off-site nature conservation enhancements and the restoration of lowland raised bog and complementary habitats in Chat Moss to the north (based on GMCA55). This will result in consequential modifications to part 10.
- Amendment to parts 11 and 12 to provide clarity regarding what the objectives of GMWNIA are and how they will be assessed in any application. This could include a reference to ‘local planning policies’ as the GMWNIA is addressed under other Salford development plan policies. In addition, consideration should be given to how the criteria could be modified to ensure consistency with other local and national planning policies relating to assessing the impacts on biodiversity.

Superfluous references to ecological surveys and lists of specific species, as set out in part 12, need not be included in any revised policy.

- Deletion of part 13 relating to Habitats Regulations Assessment (based on GMCA55).
- Deletion of part 17 relating to provision of allotments. GMCA to consider whether it is necessary to replace this with criteria relating to provision of open space in accordance with other local planning policies.

JPA29 Port Salford Extension

AP127. GMCA to draft a modification to policy JPA29 to include:

- Amendment to opening paragraph to include relevant employment Use Classes.
- Amendment to part 1 to remove reference to preparation of supplementary planning document (SPD), insert reference to phasing and delivery strategy and cross reference to JP-D1 (partially based on GMCA56). There is however no need to include the suggested wording relating to engagement or approval of any masterplan, as this is adequately addressed through other development plan policies.
- Deletion of part 2 relating to community engagement unless GMCA can suggest a modification which relates to decision making and provides clarity about what the requirement is seeking to achieve in terms of the effects of any development.
- Insertion of new part relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and consequential changes to parts 5, 6 7 and 8 (based on GMCA56).
- Deletion of part 10 relating to heritage assets and replace with text set out in GMCA56.
- Insertion of new part requiring the definition and/or strengthening of Green Belt boundaries to the north and south of the site (based on GMCA56).
- Insertion of new part relating to 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 (based on GMCA56).
- Amendment of part 11 to read “Where necessary, provide compensatory recreational facilities in accordance local planning policies” (or similar).
- Insertion of new part establishing expectations with regard to biodiversity net gain and priorities for any off-site nature conservation enhancements and the restoration of lowland raised bog and complementary habitats in Chat Moss to the North (based on GMCA56). This will result in consequential changes to part 12.
- Amendment to parts 13 and 14 to provide clarity regarding what the objectives of GMWNIA are and how they will be assessed in any application. This could include a reference to ‘local planning policies’ as the GMWNIA is addressed under other Salford development plan policies. In addition, consideration should be given to how the criteria could be modified to ensure consistency with other local and national planning policies relating to assessing the impacts on biodiversity.

Superfluous references to ecological surveys and lists of specific species, as set out in part 14, need not be included in any revised policy.

- Deletion of part 16 relating to Habitats Regulation Assessment as set out in GMCA56.
- Consideration of whether modifications are necessary to part 18 to ensure consistency with other allocation policies in relation to impacts on peat.
- Deletion of part 23 relating to renewable and low carbon energy infrastructure as these are covered more comprehensively elsewhere in the plan.
- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA56).

William Fieldhouse Louise Gibbons Steven Lee

27 February 2023
