

## Decisions taken by the Lead Member for Planning and Sustainable Development on Tuesday, 15 January 2019

Agenda Item No	Topic	Decision
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### Part A – Items considered in public

A3	Salford Revised Draft Local Plan	<p style="text-align: center;"><b><u>Salford City Council - Record of Decision</u></b></p> <p>I, Councillor Derek Antrobus, Lead Member for Planning and Sustainable Development, in exercise of the powers contained within the Council Constitution do hereby:</p> <p>Approve the Revised Draft Local Plan and supporting documents, subject to the changes detailed in the attached document, for the purposes of public consultation from Friday 25 January 2019 to Friday 22 March 2019.</p> <p>The Reasons are: to provide an opportunity for the community and other stakeholders to comment on the Revised Draft Local Plan and the associated consultation documents.</p> <p>Options considered and rejected were: A number of sites were suggested through the previous stages of consultation for allocation or designation and alternative policy approaches were also suggested. The Revised Draft Local Plan identifies the approach that the city council intends to take, having had regard to the comments received during the previous stages of consultation, additional evidence that has been assembled, changes to national planning policy and work on the Greater Manchester Spatial Framework.</p> <p>Assessment of Risk: Medium In order for the city council to be able to adopt the Local Plan, the document must be found sound when an independent examination of the document is carried out. To be sound a Local Plan must be positively prepared, justified, effective and consistent with national policy, and the city council must be able to demonstrate the soundness of the document to a Planning</p>
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		<p>Inspector on this basis. It is recognised that various policies and proposals in the Revised Draft Local Plan may be subject to significant challenge from those seeking higher or lower levels of development or different policy approaches, but the plan is considered to be sound. The Local Plan is being produced in parallel with the Greater Manchester Spatial Framework and any changes to the timetable for producing the Greater Manchester Spatial Framework may necessitate changes to the Local Plan timetable for the remaining stages.</p> <p>The source of funding is: The non-staff costs associated with the consultation are limited in scale (associated with the printing of the documents) and will be met from existing revenue budgets.</p> <p>Legal Advice obtained: Yes, provided by Stephanie Hall, Senior Solicitor The legislative requirements in the Town and Country Planning (Local Planning) (England) Regulations 2012 for the preparation of the local plan have been complied with. The Council is required by Regulation 18 to notify various consultation bodies, the general public and local businesses of the proposed local plan and invite representations. The Council must then take into account any representations received in preparing its local plan. If the proposed local plan is not prepared in accordance with Regulation 18, any subsequent attempt by the Council to adopt the plan would be susceptible to challenge.</p> <p>Financial Advice: Yes, provided by Paul Hutchings, Strategic Finance Manager At the present time there are no specific financial implications of the consultation of the draft Local Plan. Any additional resource requirements resulting from the consultation will be subsumed within the existing resources of the team. The implementation of the Local Plan itself will clearly have wide ranging direct and indirect financial implications including, but not restricted to, income generation, demands on services and economic growth within the city. These financial implications will feed into future budget setting.</p> <p>Procurement Advice: Not applicable</p>

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		<p>The following documents have been used to assist the decision process:</p> <ul style="list-style-type: none"> <li>• Lead Member Report</li> <li>• Revised Draft Local Plan</li> <li>• Revised Draft Policies Map</li> <li>• Sustainability Appraisal of the Revised Draft Local Plan</li> <li>• Community Impact Assessment of the Revised Draft Local Plan</li> <li>• Consultation Statement for the Revised Draft Local Plan</li> <li>• Draft Statement of Common Ground</li> <li>• Revised Draft Local Plan Residential Viability Assessment</li> </ul> <p>Contact officers:            Claire Thorn Tel. No. 0161 793 2664            David Percival Tel. No. 0161 793 3656</p> <p>This decision is not subject to consideration by another Lead Member.</p> <p>The appropriate scrutiny panel to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: <u>Councillor Antrobus</u> <span style="float: right;">Dated: <u>15<sup>th</sup> January 2019</u></span>            Lead Member for Planning &amp; Sustainable Development</p> <p>-</p>

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		<p>FOR DEMOCRATIC SERVICES USE ONLY</p> <p>This decision was published on 15<sup>th</sup> January 2019.</p> <p>This decision will come in force at 4.00 p.m. on 22<sup>nd</sup> January 2019, unless it is called-in in accordance with the Decision Making Process Rules.</p> <table border="1" data-bbox="842 1161 2101 1437"> <thead> <tr> <th colspan="2" data-bbox="842 1161 2101 1225"><b>Proposed changes to the Revised Draft Local Plan following publication</b></th> </tr> <tr> <th data-bbox="842 1225 1173 1297"><b>Chapter/policy</b></th> <th data-bbox="1173 1225 2101 1297"><b>Proposed change</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="842 1297 1173 1437">Paragraph 2.14 (requested by Cllr Antrobus)</td> <td data-bbox="1173 1297 2101 1437">                     Moved bottom two bullets to top                       Amended climate change bullet to read: “Minimise contributions to climate change and adapt to its effects, including reducing the risk                 </td> </tr> </tbody> </table>	<b>Proposed changes to the Revised Draft Local Plan following publication</b>		<b>Chapter/policy</b>	<b>Proposed change</b>	Paragraph 2.14 (requested by Cllr Antrobus)	Moved bottom two bullets to top  Amended climate change bullet to read: “Minimise contributions to climate change and adapt to its effects, including reducing the risk
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		and impacts of flooding”
	Chapter 9 Area policies (Fairness box) (requested by Cllr Antrobus)	Amend to read: “Ensuring that areas of major change develop in a way that mitigates the negative impacts borne by deprived communities, such as poor air quality, and positively enhances the environment.”
	Chapter 12 Housing Policy H9 introduction / justification	In the table below paragraph 12.32, change the local plan allocations H9/1 to H9/18 from 3,035 to 3,040. As a consequence change total supply from 40,300 to 40,305 dwellings.
	Chapter 12 Housing Policy H9/6 Land south west of Hilton Lane (requested by Councillor Antrobus)	Suggested addition to 12.43 (underlined text):  It provides a natural extension to the Burgess Farm residential development just to its east. <u>The site has been identified as it recognises the planning permissions granted (following appeal and decision by the Secretary of State) and implemented for the adjoining Burgess Farm site. A planning application for housing on the site has recently been submitted, and additional information received through this process will influence the final inclusion and/or wording of the allocation in the Local Plan.</u>
	Chapter 16 Accessibility Policy A5  (to reflect the 2040 Strategy Draft Delivery Plan)	Add a new bullet point to the policy as follows: <u>e) The conversion of the rail line between Manchester and Warrington to tram-train use.</u>
	Chapter 16	Suggested addition to policy A12 (underlined text):

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A4	Salford Revised Planning Obligations SPD.	<p style="text-align: center;"><b><u>Salford City Council - Record of Decision</u></b></p> <p>I, Councillor Derek Antrobus, Lead Member for Planning and Sustainable Development, in exercise of the powers contained within the Council Constitution, do hereby:</p> <p>Approve the Draft Planning Obligations SPD (SPD) for the purposes of public consultation from Friday 25 January 2019 to Friday 22 March 2019.</p> <p>The Reasons are that the adopted Planning Obligations SPD (June 2015) needs updating:</p>				

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		<ul style="list-style-type: none"> <li>• To reflect changing national policy and legislation</li> <li>• To respond to the latest information on development viability in Salford</li> <li>• To provide additional guidance on the implementation of local policies on planning obligations in light of experience in applying the existing SPD</li> </ul> <p>Options considered and rejected were to not publish the Draft Planning Obligations SPD.</p> <p>Assessment of Risk is medium. It is recognised that various policies and proposals in the Revised Planning Obligations SPD may be subject to challenge through both the formal consultation period, and potentially also to its subsequent adoption.</p> <p>The source of funding is existing revenue budgets. Non-staff costs associated with the consultation are limited in scale (associated with the printing of the documents)</p> <p>Legal Advice obtained from: Robert Irvine (Solicitor). Before adopting a Supplementary Planning Document, a Local Planning Authority is required to undertake a public consultation for a period of at least four weeks. As part of the consultation, the Draft SPD must be made available along with a statement setting out who has been consulted during the preparation of the document, the main issues raised by them and how those have been addressed in the Draft SPD. This report seeks approval to carry out a consultation in accordance with the statutory provisions.</p> <p>The Council is also required, during the preparation of a plan such as an SPD to consider whether an Environmental Assessment is required, and should consider whether a sustainability appraisal is required. The determination statement addresses these issues.</p> <p>Financial Advice: The city council currently secures planning obligations from developers as a result of new developments in line with the adopted Planning Obligations SPD (June 2015). In 2017/18 the city council received £3,218,304 of planning obligations, with expenditure in the period of £2,304,666. Once adopted planning obligations will be secured having regard to the policies in the revised SPD.</p>





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