

A fairer city

Salford City Council

**Publication Salford Local Plan:
Development Management Policies and
Designations Addendum (Proposed Main
Modifications)**

Draft for approval (January 2021)

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Hindi

यदि आपको इस दस्तावेज का अनुवाद आपकी भाषा में चाहिये, तो कृपया नीचे दिये नंबर पर हम से संपर्क करें।

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਤਰਜਮਾ ਤੁਹਾਡੀ ਭਾਸ਼ਾ ਵਿੱਚ ਚਾਹੀਦਾ ਹੈ, ਤਾਂ ਕਰਿਪਾ ਕਰਕੇ ਹੇਠ ਦਿੱਤੇ ਨੰਬਰ ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

Tigrinya

ከዚ ሰነድ ናብ ቋንቋኹም ክተርጎም ኢኹም፣ በዚ ኣብ ታሕቲ ተጠቐሱ ዘሉ ቁጽሪ ተሌፎን ደዊልኩም ተወከሱ።

Arabic

إذا احتجت لان تترجم هذه الوثيقة الى لغتك، فالرجاء الاتصال بنا على الرقم المبين اسفله.

Farsi

اگر شما ترجمه این مطلب را به زبان خود نیاز دارید، لطفاً از طریق شماره تلفن زیر با ما تماس بگیرید.

Kurdish Sorani

ئەگەر دەخوازیت ئەم دۆکیۆمێنتە (بەلگە نامەیه) وەرگیردریت بۆ زمانی خۆت، ئەوا تکایە پەییوەندیمان بێو بەکە لە ڕێگەی ئەم ژمارەیهی خوارەوه.

Pashto

کچیری ددی سند ترجمه پخپله ژبه غواری، لطفاً په لاندی شمیره مونږ سره اړیکه ونیسی.

Urdu

اگر آپ اس دستاویز کا اپنی زبان میں ترجمہ چاہتے ہیں، تو برائے مہربانی نیچے دئیے گئے نمبر پر رابطہ کیجئے۔

0161 793 3782

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PREFACE

- A. Salford City Council published the Publication Salford Local Plan: Development Management Policies and Designations (SLP:DMP) in January 2020 and invited comments on this document for a six-week period until Friday 20 March 2020. Whilst it was anticipated that this would be the version of the plan that the city council would submit to the Secretary of State for examination, it is considered that a small number of modifications to some of the policies are required for the following reasons:
- To respond to changes in planning legislation introduced by the government (such as to the Use Classes Order)
 - To respond to new evidence which has emerged since the plan was published
 - To make the plan ‘sound’ having regard to the tests of soundness set out in paragraph 35 of the National Planning Policy Framework (responding to issues raised through the consultation on the Publication SLP:DMP)
- B. The Publication SLP:DMP and the proposed modifications to it is the version of the plan which the council intends to submit to the Secretary of State for examination and ultimately wishes to adopt.

What are we consulting on?

- C. The Planning Inspectorate advises that if a local authority wishes to make changes to the plan once the publication plan has been consulted upon, and they wish the changes to be considered alongside the submitted plan, they should prepare an Addendum to the plan containing the proposed changes (known as modifications) which should be published for consultation before the plan is submitted for examination¹. At this stage, the city council is publishing the proposed modifications to the Publication SLP:DMP for consultation on the same basis as the regulation 19² consultation that was undertaken on the Publication SLP:DMP between January and March 2020. They are an Addendum to the Publication SLP:DMP. This approach reflects the advice contained in paragraph 1.5 of the Planning Inspectorate Procedure Guide for Local Plan Examinations
- D. This document is not a fully revised draft version of the Publication SLP:DMP. It is part of the addendum to the Publication SLP:DMP and only contains the proposed main modifications to the plan which are considered necessary to make the plan sound and/or legally compliant (known as ‘main modifications’), and any modifications to boundaries on the Policies Map. The proposed modifications are shown in track changes, with text proposed to be deleted shown in strikethrough text (e.g. ~~deleted text~~) and new text proposed to be added shown in underlined text (e.g. new text)³. After each

¹ The Planning Inspectorate (November 2020) Procedure Guide for Local Plan Examinations

² The Town and Country Planning (Local Planning) (England) Regulations 2012.

³ This in line with paragraph 7.7 of the Planning Inspectorate Procedure Guide for Local Plan Examinations (November 2020). A separate version of this document has been published with proposed modifications shown in an accessible format for screen readers.

proposed main modification is an explanation of the reasoning behind it. The policies / parts of the plan subject to proposed main modifications are as follows:

- Chapter 3 Purpose and Objectives: Indicator 10
 - Chapter 4 A fairer Salford: Policy F2 Social value and inclusion
 - Chapter 8 Area Policies: Policy AP1 City Centre Salford
 - Chapter 12 Town centres and retail development: Policy TC1 Network of designated centres
 - Chapter 12 Town centres and retail development: Policy TC2 Development involving main town centre uses
 - Chapter 12 Town centres and retail development: Policy TC3 Retail frontages, changes of use and redevelopments within designated centres
 - Chapter 12 Town centres and retail development: Policy TC4 Food and drink uses within designated centres
 - Chapter 12 Town centres and retail development: New Policy TC5 Community facilities
 - Chapter 20 Heritage: Policy HE1 Heritage protection
 - Chapter 20 Heritage: Policy HE2 Managing Change across Historic Areas
 - Chapter 20 Heritage: Policy HE4 Heritage at Risk
 - Chapter 20 Heritage: Policy HE6 Canals
 - Chapter 20 Heritage: Monitoring
 - Chapter 21 Green Belt and agriculture: Policy GB2 Soils and agricultural land
 - Chapter 22 Green Infrastructure: Policy GI2 Chat Moss
 - Chapter 22 Green Infrastructure: Policy GI5 Local Green Space
 - Chapter 24 Recreation: Policy R1 Recreation standards
 - Chapter 24 Recreation: Policy R3 Protection of Recreation Land and Facilities
 - Chapter 24 Recreation: Policy R5 Outdoor and Indoor Sports Facilities
 - Chapter 24 Recreation: Monitoring
 - Policies Map and figures
- E. The introduction (chapter 1) to the Publication SLP:DMP is also included in this document and has been updated to reflect this additional stage of consultation and the amended timescales for the remaining stages in the production of the plan. Whilst these amendments are included in this report to provide clarity, they are considered to be 'additional' rather than 'main' modifications and are therefore also included in the additional modifications document.
- F. In addition to the proposed main modifications set out within this document, a separate document of proposed additional modifications, has been published as part of the SLP:DMP Addendum. It is considered that these modifications improve the plan by correcting errors, providing greater

clarity/consistency, or making minor changes to policies/reasoned justifications.

- G. The publication sustainability appraisal has been updated and an addendum to this has been published separately. This includes amendments to the appraisal in response to representations received to it, and also provides an additional assessment of any differing sustainability impacts as a result of proposed modifications to the Publication SLP:DMP. Various other assessments which were published alongside the Publication SLP:DMP have been reviewed and updated having regard to the proposed modifications to the Publication SLP:DMP. These have also been published separately as addendums.
- H. Further to the comments received to the Publication SLP:DMP, additional background reports have been published to provide a further explanation of and justification for the proposed approach for the following policy areas:
- Affordable housing
 - Biodiversity net gain
 - Health and hot food takeaways
 - Net zero carbon and carbon neutrality
 - Social value strategy
 - Turf growing
 - West Salford Greenway
- I. Representations to the Publication SLP:DMP (January 2020), and a statement of the key issues raised and the city council's response to these issues, have been published alongside the proposed modifications Addendum in accordance with paragraph 3.49 of city council's [Statement of Community Involvement](#) (October 2020).

How do I make comments on the proposed modifications to the Publication Salford Local Plan: Development Management Policies and Designations (SLP:DMP)?

- J. The purpose of this stage is to enable people to make any comments on the all of the proposed modifications to the Publication SLP:DMP that they want to be taken into account at the public examination. Comments are also invited on the supporting documents which have been published alongside the proposed modifications (e.g. background reports, sustainability appraisal and other addendums etc). **It is not intended to be an opportunity to make comments on any other parts of the Publication Salford Local Plan: Development Management and Designations; comments should only relate to the proposed modifications to the plan or the additional/updated evidence which has been published.**
- K. The comments received as part of the consultation on proposed modifications, along with all the comments received to the Publication Salford Local Plan: Development Management Policies and Designations consultation which took place in January to March 2020 will be submitted to

the Secretary of State for consideration at the public examination with the plan and supporting documents.

L. Comments can be made in the following ways:

- By email to plans.consultation@salford.gov.uk
- Online using the comments form at:
www.salford.gov.uk/publicationlocalplan
- By post to: Publication Local Plan
Spatial Planning
Salford Civic Centre
Chorley Road
Swinton, M27 5BY

M. All comments should be received by the city council **no later than 4.30pm on Friday 19 March 2021.**

N. If you have any questions about the plan, please contact the city council's spatial planning team on 0161 793 3782 or email plans.consultation@salford.gov.uk

What will happen to the comments which I made to the Publication SLP: DMP in 2020?

O. The comments received to the 2020 Publication SLP:DMP consultation have been published on the city council's website and will be submitted to the Secretary of State for consideration at the public examination alongside any comments received on the proposed modifications. **Given this, it is not necessary to resubmit comments made to the Publication SLP:DMP consultation in 2020 at this stage.**

Treatment of comments

P. In accordance with the Salford City Council [Spatial Planning Privacy Notice](#), comments made on planning policy and related documents, together with the name of the person and/or organisation making them, will be published on the city council's website and made available for inspection in Salford's libraries and gateway centres. Comments made on planning policy and related documents, together with the name of the person and/or organisation making them and their postal address will be made available for inspection in paper form at the council's principal offices (the Civic Centre, Swinton). We will provide your name, organisation, postal address and comments to the examining inspector. This is necessary to comply with statutory obligations that representations are made available for public inspection, to meet the requirements of the Planning Inspectorate in the examination of planning policy documents and to ensure that all interested parties can understand the full range of views on planning policy and related documents. Other personal information will not be made public.

Can the Publication Salford Plan: Development Management and Designations and the proposed modifications to the plan be used at the moment?

- Q. Consideration to the amount of weight that can be given to individual policies within the Publication plan in decision making shall be determined in accordance with paragraph 48 of the National Planning Policy Framework (February 2019).

How do the recent decisions regarding the Greater Manchester Spatial Framework affect the Publication SLP:DMP?

- R. The Publication Greater Manchester Spatial Framework (GMSF) was due to be approved by the ten Greater Manchester local authorities in December 2020 for consultation and submission to the Secretary of State following the period for representations. Following the decision of Stockport Council in early December 2020 not to approve the Publication GMSF and supporting documents for publication, it was agreed in principle at a meeting of the AGMA Executive Board on 11 December 2020 to prepare a Joint Development Plan Document (DPD) of nine of the Greater Manchester Authorities, excluding Stockport. It is understood that the nine authorities will continue to work collaboratively to progress the strategic policies in the GMSF and utilise the evidence base already commissioned and completed. This decision has not therefore changed the approach to the Salford Local Plan. There are some references to the GMSF remaining in the Publication SLP:DMP (particularly within Chapter 1 Introduction) which can be updated through the examination process where necessary, to take account of the progress made on the Greater Manchester plan of the nine districts once this is further progressed.

CHAPTER 1 INTRODUCTION

What is the Salford Local Plan: Development Management Policies and Designations?

- 1.1 The primary purposes of the 'Salford Local Plan: Development Management Policies and Designations' (SLP:DMP) are to:
 - Provide the main policies that will be used to manage development and determine planning applications
 - Identify the designations that will protect the city's most important environmental assets, town centres and infrastructure
 - Support the delivery of key infrastructure, such as transport and utilities
- 1.2 It covers the period up to 2037, although its contents may also be relevant after that date.
- 1.3 The 'Salford Local Plan: Development Management Policies and Designations' is one of the documents that forms the development plan for Salford. The other documents that are, or will be, part of the development plan for the city are the:
 - Greater Manchester Joint Waste Development Plan Document (adopted in April 2012)
 - Greater Manchester Joint Minerals Development Plan Document (adopted in April 2013)
 - Greater Manchester Spatial Framework (under production)
 - Salford Local Plan: Core Strategy and Allocations (to be produced)
- 1.4 The development plan is important as planning law requires that applications for planning permission be determined in accordance with it unless material considerations indicate otherwise⁴.
- 1.5 It is possible that local communities may use their powers under the Localism Act 2011 to produce neighbourhood plans for their areas. Such documents would also form part of Salford's development plan, and hence would have significant weight in decision-making. Neighbourhood plans must be in general conformity with the Greater Manchester Spatial Framework (GMSF) and the strategic policies of the Local Plan. The policies in this Development Management Policies and Designations document that are defined as strategic policies are identified in Annex E.
- 1.6 This Development Management Policies and Designations document includes a series of policies organised by topic. Policy text is in bold. Before each policy is a reasoned justification, which explains and justifies the approach in the policy. The plan also contains a series of diagrams, which

⁴ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

illustrate the various policies and assist in their understanding. A Policies Map has been published which shows the areas of land that have been given a protective designation or otherwise relate to specific policies in this plan. The existing adopted map layers from the Greater Manchester Joint Waste Development Plan Document (April 2012) and Greater Manchester Joint Minerals Development Plan Document (April 2013) will be retained and are listed on the Policies Map for information.

How does this document relate to the Greater Manchester Spatial Framework?

- 1.7 The Greater Manchester Spatial Framework (GMSF) is a strategic plan that will cover the whole of Greater Manchester, and is being produced collaboratively by the Mayor of Greater Manchester and the ten local authorities in the area⁵. The GMSF will set out the overall spatial strategy for Greater Manchester, including identifying the appropriate scale and distribution of housing and employment development across Greater Manchester. This includes specifying the housing requirement for Salford. The GMSF will also contain a series of strategic policies and allocations aimed at delivering economic, social and environmental benefits for Greater Manchester.
- 1.8 Some of the major decisions regarding Salford's future development will effectively be taken through the GMSF. Salford-specific parts of the development plan need to be in general conformity with the GMSF. All decisions about whether Green Belt boundaries in Salford should be altered, including whether any existing Green Belt should be de-designated so that it can be developed, will be made through the GMSF.

How does this document relate to the proposed Salford Local Plan: Core Strategy and Allocations document?

- 1.9 The city council initially started preparing a single Salford Local Plan, the scope of which would have covered both the contents of this Development Management Policies and Designations document and the proposed Core Strategy and Allocations document. However, it is not possible to complete those elements relating to the scale and distribution of development in Salford, and the allocations required to deliver it, until the Greater Manchester Spatial Framework (GMSF) is adopted. Due to delays in the GMSF process, it was decided that rather than continuing to delay the Salford Local Plan as a result, it would be preferable to narrow its scope so those elements relating to development management policies and designations could be adopted much more quickly.
- 1.10 Hence the first part of the Salford Local Plan is this Development Management Policies and Designations document. The second part will be the Core Strategy and Allocations document, but it will not be possible to

⁵ Bolton Council, Bury Council, Manchester City Council, Oldham Council, Rochdale Council, Salford City Council, Stockport Council, Tameside Council, Trafford Council, and Wigan Council

complete it until the GMSF has been adopted. The Core Strategy and Allocations document will update the overall planning strategy for the city, provide additional detail on the scale and distribution of development proposed for Salford, and allocate individual sites for particular types of development. The timetable for producing it will be set out in the Local Development Scheme.

Are there any other planning documents relevant to this plan?

1.11 The city council has produced a series of supplementary planning documents (SPDs), which provide more detailed advice on how some of the existing Unitary Development Plan policies will be implemented. These SPDs will be updated to reflect the policies in this Development Management Policies and Designations document once it is adopted, and additional SPDs will be produced where required. The SPDs do not form part of the development plan, but are nevertheless important material considerations in decision-making.

What has been the process for producing the Salford Local Plan: Development Management Policies and Designations?

1.12 The process for producing this plan has been largely set by Government policy and statutory requirements. Four stages of consultation were undertaken, followed by a period for representations on the publication plan and a further period for representations on the proposed modifications to the publication plan, as shown in Table 1 below. The first four consultation stages all related to a full Salford Local Plan, before the scope of the document was reduced to focus on development management policies and designations.

Table 1: Stages of consultation undertaken to date

Stage	Dates
<p>Call for sites consultation</p> <p>Stakeholders were invited to nominate sites which they considered should be allocated for development (no longer within the scope of this plan), or land which should be given some form of protective designation. There was an extensive response to this consultation and a significant number of sites were nominated by landowners, developers and the local community.</p>	<p>February – April 2013</p>
<p>Suggested sites consultation</p> <p>The city council reviewed all of the nominated sites, and published detailed assessments of their suitability for development or protective designation in a series of ‘suggested sites consultation’ documents.</p>	<p>January – March 2014</p>

<p>Draft Local Plan consultation</p> <p>The Draft Local Plan was an initial full draft for consultation, and provided an opportunity for the community and other stakeholders to comment on the policies and proposals and suggest alternative approaches.</p>	November 2016 – January 2017
<p>Revised Draft Local Plan consultation</p> <p>The Draft Local Plan was comprehensively modified and a Revised Draft Local Plan was published for consultation. This provided an opportunity for the community and other stakeholders to comment on the revised policies and proposals and suggest alternative approaches.</p>	January 2019 – March 2019
<p>Publication Local Plan: Development Management Policies and Designations – period for representations</p> <p>The scope of the plan was narrowed to focus on development management policies and designation, and to exclude allocations and the overall scale and distribution of growth. This stage provided an opportunity for people to make representations on the version of the document that the city council would like to adopt, with those representations then being submitted along with the plan to the Secretary of State for a public examination.</p>	January 2020 – March 2020
<p><u>Publication Local Plan: Development Management Policies and Designations - Proposed Modifications Addendum – period for representations</u></p> <p><u>A series of main and additional modifications to the Publication Local Plan: Development Management Policies and Designations were identified and consulted upon. Updates to the plan’s evidence base were also published. This stage provided an opportunity for people to make representations on the proposed modifications to the publication plan, with those representations and the representations received at the previous</u></p>	<u>February to March 2020</u>

<u>stage then being submitted along with the plan to the Secretary of State for a public examination.</u>	
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- 1.13 The stages remaining in producing the Salford Local Plan: Development Management Policies and Designations, together with the anticipated dates, are set out in Table 2 below.

Table 2: Remaining stages in the production of the Salford Local Plan: Development Management Policies and Designations

Stage	Dates
Submission of the Local Plan	May 2020 <u>June 2021</u>
Public examination	September-October 2020 <u>October – November 2021</u>
Adoption	May 2021 <u>June 2022</u>

Sustainability appraisal

- 1.14 A sustainability appraisal report has been produced to accompany this plan, which appraises it against each of the 21 sustainability objectives. The sustainability appraisal report identifies a number of mitigation measures which, if implemented, could assist in improving the overall sustainability of the plan, and these have been incorporated in this version as far as possible. The appraisal also indicates that the updated policy framework and additional details within this plan would be expected to bring additional benefits in relation to a number of the sustainability objectives.

Review and Update

- 1.15 There is a legal requirement to review a local plan every five years, in order to determine whether the plan or any of the policies within it need to be updated. Chapter 27 (in particular paragraphs 27.11 and 27.12) outlines the issues that will be taken into account in determining whether the plan needs to be reviewed more regularly or updated.

Reason(s) for proposed modifications to the introduction of the 2020 Publication SLP:DMP:

- **To update the sections on the process for producing the SLP:DMP that have taken place to date, and the timescales for the remaining stages in the production of the plan.**

CHAPTER 3 PURPOSE AND OBJECTIVES

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 3:

- **Strategic objective 10**

Only these parts of Chapter 3 are shown in this document.

Strategic objectives

- 10) To deliver high quality development that makes a positive contribution to the character, heritage and identity of Salford and its neighbourhoods**

Key targets:

- a) No net reduction in the number of designated statutorily protected heritage assets
- b) Increase in the proportion of major developments⁶ subject to a design review process

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To provide better clarity about the status of the assets detailed in the target in response to comments received from Historic England.**
- **Historic England have agreed to the proposed amendments.**

⁶ Major development is defined as in The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended, or any successor to it.

CHAPTER 4 A FAIRER SALFORD

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 4:

- **Policy F2 Social Value and social inclusion**

Only these parts of Chapter 4 are shown in this document. Some additional amendments are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the Publication SLP:DMP Addendum.

Social value and social inclusion

- 4.7 If a fairer Salford is to be delivered, then it will be necessary for new development to take all practicable measures to maximise its wider social value and its contribution to social inclusion. The opportunities to deliver social value through new development arise throughout its lifecycle, including both the construction and operational phases.
- 4.8 A key aspect of this is economic inclusion, ensuring that residents share in the benefits of development and economic growth. Despite recent high levels of investment, Salford has an above average level of resident unemployment, and some of the major concentrations of job opportunities are located immediately adjacent to neighbourhoods suffering from low household incomes and poor health. Through the careful consideration of economic inclusion, for example by helping Salford residents into employment and/or training, new development can help to tackle deprivation by raising people out of poverty and reducing inequalities, whilst benefiting directly in terms of improved access to a larger, healthier and more highly skilled labour supply. The city council is particularly keen for employers to sign up to the City Mayor's Employment Charter, which seeks to ensure that employers put Salford first, buy goods and services within Salford, and adopt the best possible working conditions.
- 4.9 The production of a Social Value Strategy for major developments provides a mechanism for thinking about how social value and social inclusion can be maximised, securing the implementation of suggested measures, and enabling the public to understand the positive impact that new development will have on their neighbourhood and community. The city council will positively engage with developers in the production and implementation of their Social Value Strategies, but the involvement of other stakeholders including local residents is also strongly encouraged in order to maximise their impact and the acceptance of new development.

Policy F2 Social value and inclusion

All development shall be located, designed, constructed and operated so as to maximise its social value and contribution to making Salford a more socially inclusive city reflecting the city council's vision and 'Great Eight' priorities.

All major developments shall submit a Social Value Strategy at the planning application stage for the approval of the city council. A condition will be included on all relevant planning permissions to ensure the implementation of any approved Social Value Strategy, including requiring compliance with the relevant parts of the strategy to be confirmed prior to the commencement and the occupation of the development.

The Social Value Strategy shall identify how the development will support social inclusion and deliver social value throughout its lifecycle. This shall include demonstrating how the development will maximise its positive contribution to:

- 1) Reducing inequalities in Salford and their adverse impacts on residents;**
- 2) The ability of local residents and vulnerable groups to fully participate in society;**
- 3) Inclusive places, in accordance with Policy F3;**
- 4) Economic inclusion, with positive consideration given to:
 - a) Ensuring that access arrangements cater for all needs, including maximising opportunities for walking and cycling;**
 - b) Promoting on-site employment opportunities to Salford residents;**
 - c) Providing training opportunities for Salford residents;**
 - d) Utilising local supply chains; and**
 - e) Signing up to the City Mayor's Employment Charter; and****
- 5) Good mental and physical health, in accordance with Policy HH1.**

A framework of measures will be established to assist developers in identifying how development can maximise its social value. Appropriate measures from the framework can be selected having regard to the scale and location of the proposed development and identified local needs. Further guidance on delivering social value may be developed through a supplementary planning document (SPD).

For the purposes of this policy, social value is defined as the range of potential social, economic and environmental benefits to communities in Salford, including existing residents, businesses and other stakeholders in the local area.

Definitions

Major development is defined as in The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended, or any successor to it.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To address concerns raised in the representations to the Publication SLP:DMP by providing further clarity as to how the application of the policy would work in practice and the expectations of developers.**
- **A separate background report has been published to provide a more detailed explanation as to how the requirements of this policy can be met and sets out some of the potential measures.**

CHAPTER 8 AREA POLICIES

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 8:

- **Policy AP1 City Centre Salford**

Only these parts of chapter 8 are shown in this document. Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the Publication SLP:DMP Addendum.

City Centre Salford

- 8.2 The City Centre lies within both Manchester and Salford, and is already hugely important not just to the Greater Manchester economy but to the North of England more generally. It provides around 10% of all jobs in Greater Manchester, and is the primary focus for business, retail, leisure, culture and tourism activity in the sub-region. The Greater Manchester Local Industrial Strategy identifies that it will further strengthen as the most significant economic location in the UK outside London⁷.
- 8.3 The City Centre is mainly contained within the inner relief road, but now extends beyond to surrounding areas such as Middlewood, Chapel Street and the Crescent in Salford, and NOMA, Ancoats, New Islington and Oxford Road in Manchester. Over recent years, there has been significant developer interest in areas within City Centre Salford (those parts of the City Centre that are located in Salford), with major office and apartment developments under construction and with planning consent.
- 8.4 The continued evolution of the City Centre will require a careful balancing of its various functions. The priority must be to protect its fundamentally important economic role, and so those areas of City Centre Salford that form part of the main central business district will need to be used predominantly for office, tourism and cultural development. However, there will still be scope for residential uses alongside this, taking advantage of the lifestyle opportunities that a City Centre location can offer, and supporting sustainability objectives by enabling people to live close to where they work and socialise.
- 8.5 It will be important for each part of City Centre Salford to have its own easily recognisable identity and function, providing a series of neighbourhoods that have a distinctive character but also contribute to a coherent and integrated City Centre. This neighbourhood character will be based not only on the uses within them, but also their heritage assets, green infrastructure, public realm, design, and local facilities.

⁷ HM Government (June 2019) *Greater Manchester Local Industrial Strategy*, p.86

- 8.6 The success of the City Centre depends on a wide range of factors. It is essential that it is easy to travel to and around it by public transport, cycling and walking, ensuring that the huge number of employment opportunities are accessible to residents across Greater Manchester and beyond, and providing an enormous labour market that is attractive to businesses. Investment in transport infrastructure serving the City Centre is ongoing and improved linkages and the removal of physical barriers will improve its connectivity with surrounding areas.
- 8.7 The density of development within the City Centre makes delivering a significant increase in the quantity and quality of the area's green infrastructure a high priority, contributing to an attractive urban environment and helping to address issues such as the urban heat island, biodiversity and flood risk. All potential options to 'green' developments will need to be explored. The provision of a new Greengate Park will be fundamental to the future success of the eastern part of City Centre Salford, given the ongoing scale of development in that area, making a major contribution to quality of life and allowing people to connect with nature.

Policy AP1 City Centre Salford

Neighbourhoods

Development in City Centre Salford shall be fully integrated into, and contribute to the success and strong sense of place of, both the neighbourhood within which it is located and the City Centre as a whole in accordance with the following:

- A) Greengate – The medieval heart of Salford, the area is now emerging as a new mixed-use neighbourhood distinguished by its cultural vitality and high quality public realm stretching through it and connecting across the river to Manchester. Key elements of Greengate's future form, which will be essential to its successful functioning, will include a new park (see 'Environmental quality' section below), a new Greengate Boulevard fronted by active ground floor uses and providing a direct physical connection between the historic Market Cross and the grade II* listed Collier Street Baths, high-density housing, and re-invigorated heritage assets.**
- B) Chapel Wharf – The area will maintain its diverse mix of uses and range of heritage assets, providing an important link between Greengate and New Bailey, and a key connection between the Salford and Manchester parts of the City Centre.**
- C) New Bailey – The area will continue to be primarily characterised by office, leisure and tourism uses, forming part of the commercial core of the City Centre, with excellent connections across the river to Spinningfields in Manchester. Significant improvements to Salford**

Central rail station will further enhance the attractiveness of the area.

- D) **Middlewood, New Bailey West and Wilburn Basin – These areas will provide residential-led mixed-use neighbourhoods that make the most of the waterfront settings (the Manchester, Bolton and Bury Canal, the River Irwell and Wilburn Basin, respectively) in accordance with policy D9.**
- E) **Chapel Street and Islington – Chapel Street itself will be further enhanced as a key corridor into the core of the City Centre, with high quality public realm and flanked by historically important buildings. Development will be carefully designed to respect the numerous heritage assets.**
- F) **Adelphi – This residential-led mixed-use area will take maximum advantage of the attractive riverside location overlooking The Meadow, providing a high quality setting for the area’s open spaces and riverside walkway and cycleway in accordance with policy D9.**
- G) **Crescent, University of Salford and Innovation Park – The area will provide a distinctive western entrance to the City Centre. Its historic buildings, coupled with enhanced views and connections to surrounding open spaces, will offer an attractive context for any further development. The green character of Peel Park will be extended across the A6 around Fire Station Square, and high quality public realm will unify the important cluster of heritage, cultural and university assets, providing a strong, active focus for the area. The university campus will continue to be improved (see Policy ED3), and the adjacent Innovation Park enhanced for knowledge-based uses. Residential uses will be focused in the area to the south of The Crescent. The line of the former Manchester Bolton and Bury Canal provides an opportunity to open up new green infrastructure through this area.**
- H) **The Meadow and Peel Park – The Meadow and Peel Park will provide the largest integrated area of greenspace in the City Centre, with improved connections to surrounding areas.**

Uses

Development shall maintain the wide range of uses in City Centre, Salford, reflecting its importance within the wider City Centre, supporting its roles as a business location, tourism, cultural and leisure destination, centre of learning and knowledge, and home to a series of residential neighbourhoods:

- 1) **Business, tourism, cultural and leisure development will be appropriate across the area. Development in New Bailey, and between New Bailey Street and Dearmans Place, shall be predominantly for offices, tourism, cultural and leisure uses, reflecting its role as part of the central**

business district.

- 2) The continued enhancement of the facilities at the University of Salford campus will be supported, with student housing focused within and immediately around the campus. The western end of the University of Salford area will remain predominantly in use for university-related activities and other knowledge-based uses.**
- 3) Residential-led mixed-use development will be appropriate across the rest of City Centre Salford. This will be primarily in the form of apartments, reflecting the area's locational advantages, but may also include houses built at high densities.**
- 4) Retail and leisure uses, community and social facilities (including health and education facilities) and other amenities to support the residential, business and visitor populations will be permitted. These facilities shall be focused on prominent frontages, busy intersections with high footfall, and where they can add vibrancy and best meet the needs of the neighbourhood.**

Transport and movement

In order to support the successful functioning of the City Centre, particularly in terms of facilitating people to travel to and around it by sustainable modes of transport, the following initiatives will be promoted and development shall not compromise their delivery, and where appropriate facilitate them:

- 5) The development of further public transport links into the City Centre's existing rail stations, employment, cultural and leisure opportunities**
- 6) The continued improvement of Salford Central Station as the main western rail gateway to the central business district of the City Centre, including through works which enable more services and longer trains to stop at the station**
- 7) The transformation of Salford Crescent Station into a major public transport interchange for rail, Metrolink and bus services, with the continued improvement of the station itself as a key rail facility serving the Crescent / Chapel Street and the University of Salford and the investigation into the potential to increase the number of platforms**
- 8) A new Metrolink line connecting Salford Quays and Salford Crescent Station, supporting the integration of the City Centre with Salford Quays, potentially with a quality bus transit scheme being developed initially**
- 9) A new footbridge from the Crescent across the River Irwell, enabling The Meadow and Peel Park to act as a key green space in the City Centre and forming part of the wider Irwell River Park**
- 10) A new pedestrian bridge between New Bailey West and the St John's quarter in Manchester**

Environmental quality

In order to achieve the high environmental quality that is essential to the long term success of the City Centre, development shall:

- 11) Protect and enhance City Centre Salford's important heritage assets and their setting, including its conservation areas and key landmarks such as Salford Cathedral, St. Philip's Church, Sacred Trinity Church and Collier Street Baths
- 12) Support a significant increase in the quantity and quality of City Centre Salford's green infrastructure, taking an innovative approach to the incorporation of green infrastructure within a high-density context
- 13) Contribute to the provision of high quality public realm across City Centre Salford that promotes walking and cycling, provides green infrastructure, incorporates a variety of functions, and is fronted by activity
- 14) Respond positively to the viaducts and their associated opportunities, including delivering additional and improved pedestrian routes through them, providing active uses within the railway arches that add to the vibrancy of the area, greening the infrastructure, and enabling appreciation of their heritage interest
- 15) Provide a riverside walkway and cycleway and connected open spaces, which are integrated into the wider Irwell River Park and designed to enhance the ecological role of the river
- 16) Deliver a new Greengate Park, which:
 - a) Is of sufficient scale to fulfil a wide variety of functions, meeting the needs of those living and working in the area, and drawing in visitors to support local businesses and cultural activity;
 - b) Responds to the rich heritage of the area, including the historic routes of Greengate and Gravel Lane;
 - c) Complements and is fully integrated with the other public spaces and streets in the area, including Greengate Square, Greengate Boulevard and Market Cross; and
 - d) Fulfils a range of functions, including bringing nature into the City Centre, incorporating trees and biodiverse planting areas, and being capable of holding events
- 17) Development alongside the line of the Manchester Bolton and Bury Canal shall facilitate its restoration, or where this is not practicable, provide open space incorporating walking and cycling routes and heritage interpretation features in accordance with policy HE6. In places where the original line of the canal has been severed by significant infrastructure or where the protection of the original line would prevent the delivery of vital infrastructure or where development would on balance result in significant benefit in terms of regeneration or sustainable development, some deviation from the original line will be acceptable. In such cases the development shall maintain provision for a continuous route that could be restored to be fully navigable in the future.
- 18) Manage flood risk in accordance with WA4

<p>Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:</p>

- **For consistency in approach across the plan with regards to the Manchester Bolton and Bury Canal and the proposed modifications made to policy HE6 (Canals) in response to comments from Tarmac.**

CHAPTER 12 TOWN CENTRES AND RETAIL DEVELOPMENT

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 12:

- **Policy TC1 Network of designated centres**
- **Policy TC2 Development involving main town centre uses**
- **Policy TC3 Retail frontages, changes of use and redevelopments within designated centres**
- **Policy TC4 Food and drink uses within designated centres**
- **Monitoring**

An additional policy has been added to the Chapter relating to Community Facilities (Policy TC5).

Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the SLP:DMP Addendum.

- 12.1 Salford's network of town and local centres plays an important role in meeting the varied needs of people of all ages, through the provision of a range of shops, services, community, leisure and employment opportunities, and public transport options. The centres are an important contributor to local identity, acting as a focal point for surrounding communities.
- 12.2 Salford is near some of the region's largest centres for retail and leisure uses, including the primary shopping area of the City Centre in Manchester, Bolton town centre, and the Trafford Centre. The City Centre and the Trafford Centre in particular account for a major proportion of Salford's comparison goods expenditure and this is unlikely to change significantly during the plan period. It will be important to ensure that Salford residents can continue to take full advantage of the broad range of high quality shopping and leisure opportunities just outside the city, and improved public transport access will be a key aspect of this.
- 12.3 The proximity of these major facilities outside Salford results in the town and local centres in the city generally functioning at a more local level, playing a vital role in meeting the everyday needs of residents. The exception to this is Salford Quays, which is unique compared to other town centres in terms of its role, the substantial development opportunities that it offers, and its physical nature and layout. It has well established tourism, employment, retail, leisure and residential functions, but currently has a more limited role in meeting the day-to-day needs of residents for shops and services. The designation of Salford Quays town centre is considered to complement the existing hierarchy and it is not considered that this would have an adverse impact on existing centres.

12.4 Maintaining the vitality and viability of centres will be an ongoing challenge as shopping patterns and service delivery models change, especially with the growth of online retailing. Careful management of centres will be required in order to ensure their long-term success, with a clear focus on sustaining and creating vibrant destinations where activity can continue into the evening, with the retention of a robust retail presence complemented by a varied mix of uses including a strong leisure and community offer. At the same time opportunities will be taken to make the most of the unique identity of centres and the key assets and opportunities within them, improve walking and cycling access to and through centres, and deliver improvements to the public realm. Any comprehensive redevelopment of centres should be guided by a masterplan endorsed by the city council. Increasing the number of people living within and around the centres will help to generate the footfall necessary to support a good range of shops and services but it will be important that residential uses do not displace the essential retail, leisure, employment and community functions of the city's designated centres. All occupiers of residential properties should enjoy a high level of amenity, but in these areas it is reasonable for residents to expect a certain level of activity and noise close to their homes.

12.5 As well as identifying the boundaries of the centres themselves, this plan also defines primary shopping areas ~~primary frontages and secondary frontages~~ for the town centres. The City Centre lies within both Manchester and Salford with the primary shopping area located wholly within Manchester. None of the city's local centres are considered to be of a sufficient scale to make a distinction between a primary shopping area and other parts of the centre. ~~between primary and secondary frontages meaningful.~~

Retail development within Salford Quays is currently concentrated in the Quayside MediaCityUK shopping centre⁸ but it is anticipated there will be a future need for additional shops, services and leisure uses to support the area's residential, business and tourism populations. As there are few opportunities within this part of the town centre to accommodate further uses, the Salford Quays primary shopping area not only includes the Quayside MediaCityUK shopping centre, The Lowry theatre and plaza area but also the existing MediaCityUK area and land at MediaCityUK East (as shown on Figure 4).

The MediaCityUK area has a limited retail function but there are a range of food and drink uses and other main town centre uses including a hotel and office development. Given the proximity of MediaCityUK to the shopping centre and it is a major hub of activity, this area has a role in accommodating additional retail development and other main town centre uses. Land at MediaCityUK East is expected to be subject to further development activity forming part of future phases of MediaCityUK, as such

⁸ Formerly The Lowry Outlet Mall

the area provides a significant opportunity to further expand, diversity and complement the existing main town centre use offer at Salford Quays.

Policy TC1 Network of designated centres

The following network of centres within Salford, as shown on the Policies Map, will be protected and enhanced:

City centre

- 1) City Centre (located in both Manchester and Salford) in accordance with policy AP1

The primary shopping area in Manchester will continue to provide the main focus for regional scale retail activity within the City Centre and larger shopping developments of a regional scale should be located in Manchester City Centre's primary shopping area. Within City Centre Salford is an appropriate location for other town centre uses., retail floorspace, leisure uses and community facilities will be focused on prominent frontages, busy intersections with high footfall, and where they can add vibrancy and best meet the needs of the neighbourhood.

Town centres (listed in no priority order)

- 2) Cheetham Hill (predominantly in Manchester)
- 3) Eccles
- 4) Pendleton
- 5) Salford Quays
- 6) Swinton
- 7) Walkden

The network of the city's town centres will meet the majority of the everyday needs of Salford's residents for shops, other main town centre uses and facilities. A coordinated approach will be taken to the improvement of each town centre, with an emphasis on taking advantage of the unique character of the centre and delivering a diverse range of uses that supports its vitality and viability. High density housing will be encouraged above active ground floor uses within town centres. Housing at ground floor level will be required to complement and not displace main town centre uses, in accordance with policy TC3.

Local centres (listed in no priority order)

Within Central Salford

- 8) Broughton Village
- 9) Charlestown
- 10) Hope

- 11) Irlams o' th' Height
- 12) Langworthy Road
- 13) Leicester Road
- 14) Mocha Parade
- 15) Ordsall
- 16) Regent Road

Within Salford West:

- 17) Bolton Road, Pendlebury
- 18) Boothstown
- 19) Cadishead
- 20) Clovelly Road, Worsley
- 21) Ellenbrook
- 22) Higher Irlam
- 23) Lower Irlam
- 24) Little Hulton
- 25) Monton
- 26) Patricroft
- 27) Peel Green

The network of local centres will have an important role in providing local shops, leisure opportunities, food and drink uses (subject to policy TC4) services and community facilities for the surrounding neighbourhoods. There will be an emphasis on maintaining a strong convenience goods retail function in each centre, so they can continue to provide sustainable top-up shopping facilities and minimise the need for residents to travel further, complemented by a range of other town centre uses. This will be achieved through the careful management of changes of use within the centres. Residential uses above ground floor level will be encouraged within local centres.

Primary shopping areas and frontages

Primary shopping areas are those parts of a defined centre where retail development is concentrated with development commercial, business and service uses also focussed in these areas. ~~is concentrated.~~ It is important that the shopping, leisure, business and service retail-function of these areas is maintained to ~~ensure that each centre's retail offer functions effectively and~~ supports the overall vitality and viability of that centre.

The primary shopping areas for each of the city's town centres are shown on the Policies Map insets and in Annex B. For local centres the entirety of such centres are defined as the primary shopping area.

~~Within primary shopping areas, A1 retail provision is concentrated in the primary frontages. Other complementary main town centre uses can add to the vitality, but it is important that the retail character and function is not eroded and continues to be the primary form of provision within primary frontages.~~

~~Secondary frontages within primary shopping areas provide additional opportunities for retail uses and will be supported, but also contain a greater diversity of uses. Within secondary frontages a wider range of uses will be supported such as public facing services, businesses, leisure and restaurant uses.~~

~~The primary shopping areas together with primary and secondary frontages for each of the city's town centres and the potential extension to the Salford Quays town centre primary shopping area are shown on the Policies Map insets and in Annex B. Neither primary nor secondary frontages are identified for local centres, with the entirety of such centres being defined as the primary shopping area.~~

Centres can evolve over time and changes to the role and function of primary shopping areas, ~~primary or secondary frontages~~ should be guided by a masterplan or comprehensive redevelopment strategy.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the Publication SLP:DMP by providing further clarity as to how the application of the policy would work in practice and the expectations of developers.
- Various modifications to Chapter 12 including Policy TC1 are proposed in response to the changes to the Use Classes Order which were introduced in September 2020. The approach to what was A1 retail and shops has now changed. Given that shops, services, restaurants, cafes and a range of leisure uses all now fall under the E use class, it is not considered to be justifiable to make a distinction between primary and secondary frontages. For this reason, references to frontages are removed from the Policies Map and throughout Chapter 12 (including policy TC1).
- Some modifications to the boundaries of the town centres and Salford Quays primary shopping area are also proposed, which are detailed in the 'policies map and figures' section of this document.

Development involving main town centre uses

- 12.6. Locating retail, service, ~~and other~~ community and leisure facilities within the City Centre, town centres and local centres is considered to be the most sustainable way of meeting the needs of Salford's residents. It helps to maximise the accessibility of facilities for more people and promotes linked trips, which in turn reduces the need to travel and can increase footfall and hence improve trading conditions within centres. Scattering facilities across a wider area would be likely to adversely affect the vitality and viability of

the centres, leading to their gradual decline and reducing their ability to attract new retail floorspace to the city and serve the needs of residents.

- 12.7 It is therefore essential that as much of the new retail floorspace and other main town centre uses as possible ~~new retail floorspace and as many other facilities as possible~~ are located within Salford's centres, in accordance with the sequential approach set out in the National Planning Policy Framework. Although significant population growth is projected, the scale and extent of the various centres designated in policy TC1 is considered sufficient to accommodate the vast majority of retail and other facilities that will be required. Retail together with commercial, business and service uses will be focused within the primary shopping areas of the centres so as to maximise their vibrancy. Any significant out-of-centre ~~retail~~ main town centre use floorspace in Salford beyond current commitments, other than where specifically referred to elsewhere in the Local Plan, is considered unnecessary and would be likely to reduce the success of some of the city's centres.
- ~~12.8 Due to the limited opportunities within the existing primary shopping area and the potential requirements for additional retailing in Salford Quays to support the area's residential, business and tourism populations, an extension to its existing primary shopping area may be required. Once occupied by such uses, the potential extension to the Salford Quays primary shopping area east of the existing MediaCityUK site will become part of the primary shopping area. Whilst this core area should be the main focus for activity, some small scale A1 retail and food/drink uses outside of the primary shopping area and expansion area within the boundary of the town centre would add to the success of Salford Quays.~~
- 12.9 Planning applications for main town centre uses need to be accompanied by an appropriate level of information so as to enable the city council to determine whether their impact on existing centres would be acceptable.

Policy TC2 Development involving main town centre uses

Sequential approach⁹

Main town centre uses¹⁰ shall be located in accordance with the following sequential approach (highest priority first) and the table below:

- A) Within designated centres ('in centre')**
- B) In locations on the edge of designated centres ('edge of centre')**
- C) Accessible sites which are well connected to a designated centre**
- D) Other locations that are accessible by walking, cycling and public transport**

⁹ For the purpose of applying the sequential approach, the requirements of the policy apply to main town centre uses which constitute development in the Town and Country Planning (Use Classes) Order 1987 (as amended).

¹⁰ Main town centre uses are defined in the Annex 2 to the National Planning Policy Framework

Proposals in sequentially less preferable locations will only be supported where it can be demonstrated that there are no available suitable sites or premises in sequentially preferable locations, and that a flexible approach to scale and format has been applied.

The sequential approach applies to new floorspace, extensions to existing floorspace, changes of use and applications seeking variations to conditions.

The table below defines ‘in centre’ and ‘edge of centre’ for the designated centres in Salford that are identified in policy TC1. For some centres, the table sets out a more detailed sequential approach that ~~retail uses~~ commercial business and service uses in Class E in-use class A1 must follow (highest priority first), subdividing ‘in centre’ and/or ‘edge of centre’ locations, in order to support the successful functioning of those centres.

Proposals for ~~A1 retail~~ Class E uses within City Centre Salford will only be required to consider ‘in centre’ locations in preference where the proposals would:

- i) Be likely to have a significant adverse impact on the primary shopping area of the City Centre or on any other designated centre; or
- ii) Not provide an appropriate mix of uses for the purposes of policy AP1.

Within Salford Quays town centre offices are acceptable outside of the primary shopping area. Small scale shops and food and drink uses will also be supported in areas outside of the Salford Quays primary shopping area where they would:

- 1) Positively contribute to the vitality and viability of the town centre;
and
- 2) Not detract from and negatively impact on, the successful functioning of the primary shopping area.

Centre type	Sequential approach by use and type of centre (highest priority first for each centre and use)	
	A1 retail <u>Class E</u> uses	Other main town centre uses
City Centre Salford	Edge of In centre 1) Within the City Centre Salford boundary ¹¹	In centre 1) Within the City Centre Salford boundary Edge of centre 2) Within 300 metres of the City Centre Salford boundary

¹¹ The primary shopping area of the City Centre is located wholly within Manchester.

Centre type	Sequential approach by use and type of centre (highest priority first for each centre and use)	
	A1 retail Class E uses	Other main town centre uses
Salford Quays town centre	<p><i>In centre</i></p> <p>1) Within the Salford Quays primary shopping area</p> <p>2) Within the potential extension to the Salford Quays primary shopping area</p> <p><i>Edge of centre</i></p> <p>3) Elsewhere within the Salford Quays boundary</p> <p>4) Outside the Salford Quays boundary but within 300 metres of the Salford Quays primary shopping area or its potential expansion area</p>	<p>Leisure and food and drink uses <u>comprising cinemas, theatres, casinos, concert halls, bars and public houses</u> shall follow the same approach as for A1 <u>Class E uses retail uses.</u></p> <p><u>Offices and</u> Other main town centre uses:</p> <p><i>In centre</i></p> <p>1) Within the Salford Quays boundary</p> <p><i>Edge of centre</i></p> <p>2) Within 300 metres of the Salford Quays boundary</p>
All other town centres	<p><i>In centre</i></p> <p>1) Within the primary shopping area of the town centre</p> <p><i>Edge of centre</i></p> <p>2) Elsewhere within the town centre boundary</p> <p>3) Outside the town centre boundary, but within 300 metres of the primary shopping area of the town centre</p>	<p><i>In centre</i></p> <p>1) Within the town centre boundary</p> <p><i>Edge of centre</i></p> <p>2) Within 300 metres of the town centre boundary</p>
Local centres	<p><i>In centre</i></p> <p>1) Within the local centre boundary</p> <p><i>Edge of centre</i></p> <p>2) Within 300 metres of the local centre boundary</p>	<p><i>In centre</i></p> <p>1) Within the local centre boundary</p> <p><i>Edge of centre</i></p> <p>2) Within 300 metres of the local centre boundary</p>

Impact assessment

An impact assessment will be required for any development proposal outside the boundary of a designated centre identified in policy TC1 that would involve:

- a) An increase of more than 500m² (gross) of retail shop floorspace (within Use Class E A1) or leisure floorspace; or

- b) An increase of between 250m² and 500m² (gross) of retail shop floorspace (within Use-Class E A1) where any of the following raise concerns in relation to an existing centre:
- i) The scale of the proposal relative to the size of the units in the centre;
 - ii) The health and vulnerability of the centre;
 - iii) The nature of the proposal;
 - iv) The potential cumulative effects of recent developments; or
 - v) The likely effects of the proposed development on the implementation of a relevant council strategy or any planned investment in the centre.

These thresholds apply to new floorspace, extensions to existing floorspace, changes of use that constitute development and applications seeking variations to conditions.

For the purpose of applying the impact assessment, leisure development includes cinemas, restaurants, drive-through restaurants, bars and pubs public houses, nightclubs, casinos, health and fitness centres, indoor bowling and bingo halls.

Where permission is sought for an open Class E development, parts a) or b) of this policy will be applicable. This is unless a restrictive condition is applied, limiting the use to Class E but excluding shops, restaurants, indoor bowling and health and fitness centres which are subject to assessment under parts a) or b).

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the Publication SLP:DMP by providing further clarity as to how the application of the policy would work in practice and the expectations of developers.
- Various modifications to Chapter 12 including Policy TC2 are proposed in response to the changes to the Use Classes Order which were introduced in September 2020. What previously were A1 uses now fall within the wider E use class. The sequential approach now directs all uses within use class E to the primary shopping areas of town centres. Whilst retail will still be directed to primary shopping areas, a far wider range of other uses will also be directed to this part of a town centre.
- The approach to what was A1 retail and shops has now changed. Shops, services, restaurants, cafes and a range of leisure uses all now fall under the E use class. The approach to the sequential approach for Salford Quays has changed in response to changes to the Use Classes Order. Class E uses along with leisure uses including cinemas, theatres, casinos, concert halls, bars and public house are directed to the Salford Quays town centre primary shopping area. Given the

breadth of use class E, the primary shopping area could become full sooner than it would have done under the approach in the Publication SLP:DMP and prior to changes in the Use Classes Order. For this reason, the potential extension to the primary shopping area as detailed in the Publication SLP:DMP is now encompassed into the primary shopping area.

- In accordance with the NPPF, the impact assessment still applies to shops and leisure floorspace. Changes to this part of the policy have been made to recognise that shops now fall within the E use class. In addition, due to the changes to the Use Classes Order introduced in September 2020, a restrictive condition is now required to be applied to planning consents in certain circumstances as set out in the policy.

Managing changes within centres

12.10 Successful town and local centres are underpinned by a strong retail function both in terms of convenience and comparison goods, and this role should be protected and retained. This is important in meeting the day-to-day needs of residents. Centres must also have an appropriate mix of leisure, community, cultural and service provision, and this will be increasingly important for ensuring that they can generate the footfall necessary to remain attractive in the face of the growth in online shopping.

12.11 As a result, it is vital that changes of use and redevelopments within designated centres are carefully controlled, so as to support the long-term success of the centres and their ability to meet local needs. In this context, it is recognised that Salford's town and local centres vary in scale, function and composition of uses, and this needs to be taken into account in the determination of individual proposals.

Policy TC3 Retail frontages, changes of use and redevelopments within designated centres

The role of Salford's centres in meeting a wide range of local needs will be protected and enhanced. A strong retail shopping function will be retained for each centre, and the primary shopping areas of the town centres will have a particularly important role in this regard. Retail uses will be complemented by a broad range of other services, community uses and leisure opportunities, and facilities.

Changes of use and redevelopment proposals and change of use that constitute developments within designated centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs. All such proposals will be required to:

- 1) Make a positive contribution to the vitality, viability and diversity of the centre;
- 2) Not unacceptably impact on daytime footfall;
- 3) Maintain a strong role for the centre in providing a varied range of convenience goods and meeting other day-to-day needs;
- 4) Positively restore and/or enhance the character and appearance of the frontage;
- 5) Maintain the continuity of active frontages; and
- 6) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned.

~~Within the primary shopping frontages of town centres, proposals that would involve the loss of A1 retail units will only be supported where the development would:~~

- ~~A) Not be harmful to the overall shopping function of the centre having regard to the number and duration of vacancies;~~
- ~~B) Not result in a concentration of non-retail uses that would be harmful to the vitality of the primary shopping frontages;~~
- ~~C) Extend the offer and range of activities available to shoppers and other users so as to enhance the visitor experience of the centre; and~~
- ~~D) Provide an active frontage and a direct service to visiting members of the general public.~~

Ground floor residential uses will only be acceptable in designated centres where they are in frontages with low levels of footfall, and there is no realistic prospect of securing an active use in the unit. The positive use of underused and vacant space on upper floors of properties within town or local centres, including for housing, will be encouraged.

For the purpose of permitted development rights, the local centres and the primary shopping areas of town centres are classified as key shopping areas.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the SLP:DMP by providing further clarity as to how the application of the policy would work in practice and the expectations of developers.
- Various modifications to Chapter 12 including Policy TC3 are proposed in response to the changes to the Use Classes Order which were introduced in September 2020. The approach to what was A1 retail and shops has now changed. Given that shops, services, restaurants, cafes and a range of leisure uses all now fall under the E use class, it is not considered to be justifiable to make a distinction between primary and secondary frontages. For this reason, references to frontages are removed from the Policies Map and throughout Chapter 12 (including policy TC3).

Food and drink uses

12.12 Bars, restaurants, cafes and similar uses can broaden the daytime attraction of a centre, as well as supporting a vibrant evening economy, and they have an important role to play in the long-term success of Salford's designated centres. However, the overconcentration of such uses in a centre can create significant problems. It will be important to ensure that such development cumulatively does not harm the character and function of a centre, undermine its vitality and viability, or lead to significant problems of crime, disorder and noise that would unacceptably impact on the amenity of those living and working in the area.

12.13 Within Monton local centre there has been a marked increase in the number of food and drink uses in recent years, and it is considered that a tipping point has been reached, whereby further changes of use to food and drink would be likely to harm the retail character and function of the centre as well as the amenity of neighbouring residents.

Policy TC4 Food and drink uses within designated centres

A successful daytime and evening leisure-based economy within Salford's designated centres will be encouraged. Individual Development proposals for cafes, restaurants, public houses, drinking establishments and hot food takeaways A3, A4 and A5 uses within designated centres will be supported where they are in accordance with Policy TC3 and:

- 1) There would be no likely unacceptable impact, either individually or cumulatively, on the amenity and character of the surrounding area, particularly due to noise, litter, odour, traffic generation, parking or disorder/nuisance; and
- 2) In the case of Monton local centre, it can be clearly demonstrated through extensive marketing for a period of at least 12 months that there is a lack of demand for reoccupation by:
 - a) Active main town centre uses other than cafes, restaurants, public houses, drinking establishments or hot food takeaways A3, A4 or A5 uses; or
 - b) Community facilities.

In Monton local centre, where permission is sought for an open Class E development or for a use that falls within Class E other than a restaurant or café, a restrictive condition will be applied, preventing a further change to a restaurant or café without first applying for planning permission.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **Following changes to the Use Classes Order, use class E encompasses a wide range of uses and changes of use which previously constituted development no longer do so. Policy TC4 is amended to reflect these changes. In addition, due to the changes to the Use Classes Order, a restrictive condition is now required to be applied to planning consents in certain circumstances as set out in the policy.**

Community facilities

Community facilities play an important role in supporting and contributing to healthy, vibrant and inclusive places. They often are a focal point of local people, providing a place to meet, learn, socialise or exercise and are key in promoting the health and well-being of people who live and work in Salford. Community facilities can include community centres, places of worship, recreation uses, arts and cultural facilities, public houses as well as other local services such as health care facilities, libraries, schools and nurseries.

Community facilities can also add to the vitality and viability of centres. Proposals for community uses which are also main town centre uses will be expected to accord with the provisions of the sequential approach and where applicable the impact assessment. However, some community facilities serve more localised catchment areas, such as GP practices, community halls and places of worship and will be more appropriately located close to the population they serve.

Policy TC5 Community facilities

Planning permission will be granted for new community facilities where:

- 1) It is a main town centre use and compliance with the sequential approach in policy TC2 has been demonstrated, or outside of centres, there is a clear identified local need; or**
- 2) For other community facilities¹² it is accessible to the community it serves by a range of sustainable transport modes including walking, cycling and public transport; and**
- 3) For any proposal, it will not have an unacceptable impact on residential amenity and is consistent with other policies in the plan.**

Development resulting in the loss of a premises or land currently or last in use as a community facility, will only be permitted where:

- A. Adequate alternative provision exists, or prior to commencement of development, a satisfactory replacement facility will be provided in a suitably accessible location for the community it serves; or**
- B. The existing use is not financially or operationally viable; and**

¹² Applies to community facilities falling outside the definition of main town centre uses in NPPF Annex 2: Glossary.

- C. **Evidence has been provided to confirm that there has been a genuine effort to market the property/land for a reasonable period of time, and there has been no realistic interest shown for the retention of the current use or for an alternative community use.**

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the SLP:DMP (January 2020), namely that the plan should protect existing local facilities.
- To address a gap in the plan having regard to paragraph 92 of the NPPF which is to “guard against the unnecessary loss of valued facilities”.

Monitoring

12.14 The main indicators that will be used to monitor this chapter are:

Indicator	Baseline position	Target
Proportion and amount of new retail <u>Class E</u> floorspace (gross) granted consent and delivered within designated centres	Refer to the council’s town and neighbourhood centre review ¹³	No target
Vacancy levels in each designated centre	Refer to the council’s town and neighbourhood centre review ¹⁴	Decrease (2019-2037)
Changes in % of floorspace occupied by the following uses in each centre: <ul style="list-style-type: none"> • A4 <u>Class E</u> comparison <u>shops</u> • A4 <u>Class E</u> convenience <u>shops</u> • A4 <u>Class E</u> service • A2 <u>Class E</u> financial and professional services 	Refer to the council’s town and neighbourhood centre review ¹⁵	Maintain a balanced mix of uses within individual centres to support their vitality and viability

¹³ Salford City Council (October 2016) *Town and neighbourhood centres review*. Centre surveys updated every two years

¹⁴ Ibid

¹⁵ Ibid

<ul style="list-style-type: none"> • <u>A3/4/5 food and drink uses Class E café of restaurants</u> • <u>Sui generis pub or drinking establishment</u> • <u>Sui generis hot food take away</u> • Other uses 		
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Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **Various modifications to Chapter 12 are proposed in response to the changes to the Use Classes Order which were introduced in September 2020. The amended Use Classes Order has changed the classification of a number of uses and these changes have been reflected in the monitoring indicators for this chapter.**

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 20:

Creating a fairer Salford box
Policy HE1 Heritage protection
Policy HE2 Managing change across historic areas
Policy HE4 Heritage at risk
Policy HE6 Canals

Only these parts of Chapter 20 are shown in this document. Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the SLP:DMP Addendum.

Creating a fairer Salford by:

- Conserving ~~Protecting~~ and enhancing the city's heritage, which makes an important contribution to local history and identity for communities across the city
- Increasing public access to heritage assets, and information about them, so that everyone is able to appreciate the city's rich history

Heritage protection

20.8 Salford has a significant number and wide range of heritage assets. Some of these are formally designated due to their special interest or identified locally as being important, but much of the city's historic interest is not officially defined particularly in terms of its archaeology. Indeed, there is considerable potential for additional archaeological features to be found that are currently unknown, such as in parts of Chat Moss.

20.9 Salford's historic environment record provides details of all known heritage assets and is managed on behalf of the city council by the Greater Manchester Archaeological Advisory Service. As of December 2019, Salford has 235 listed building entries, 16 conservation areas, 3 scheduled ancient monuments and 2 registered parks and gardens. It also has a local list of heritage assets containing almost 300 entries. The designation of heritage assets is not static, and it may be appropriate for new assets to be designated and in exceptional circumstances for existing assets to be de-designated.

20.10 The protection and enhancement of its heritage assets is an important priority for Salford, and will help to deliver wider social, cultural, economic

and environmental benefits. It will also support a strong local identity for the city, helping to differentiate it from other places and strengthening community pride.

- 20.11 The value of heritage is recognised in legislation, with heritage being identified as more than just another material consideration. The relevant act is clear that special regard needs to be had to the desirability of preserving listed buildings and their settings and interesting features, and that special attention needs to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas¹⁶. National planning policy emphasises the irreplaceable nature of heritage assets, both designated and non- designated, and the need to conserve them in a manner appropriate to their significance¹⁷.
- 20.12 It is important to recognise that all places evolve over time. Change is not inherently problematic, and indeed can help to accentuate historic interest, and not everything that is old is necessarily worthy of protection.

Policy HE1 Heritage protection

Salford's heritage assets ~~and their setting~~ will be conserved and where appropriate ~~enhanced~~ment encouraged, ensuring that they continue to make a positive contribution to the character and identity of the city's and its neighbourhoods.

The level of protection afforded to any individual heritage asset will reflect:

- 1) Whether it is a designated or non-designated heritage asset;**
- 2) The nature, extent and level of its significance, having regard to its architectural, historic, artistic and/or archaeological interest;**
- 3) The degree to which the setting and significance of other heritage assets and their relationship to each other and the individual heritage asset; and**
- 4) The contribution that it makes to the character and identity of the local area and Salford more generally including the following key elements:**
 - a) The earliest evidence of human activity, such as the Iron Age promontory fort in Cadishead, the Roman Roads that ran along the line of Bury New Road and through the centre of the city from Ordsall via Worsley to Ellenbrook and Little Hulton, and Bronze Age archaeology in the mosslands**
 - b) The city's Medieval beginnings, found particularly in City Centre Salford and in manorial sites such as Ordsall Hall and**

¹⁶ Planning (Listed Buildings and Conservation Areas Act 1990), sections 66 and 70

¹⁷ Ministry of Housing, Communities and Local Government (July 2018) *National Planning Policy Framework*, paragraph 184 and definition of "heritage asset" in Annex 2

- Wardley Hall
- c) The city's industrial origins, such as Islington Mill where textiles were manufactured
 - d) Infrastructure of national and international significance, such as the Bridgewater Canal, the Manchester Ship Canal, the Manchester, Bolton and Bury Canal, the Manchester-Liverpool rail line, the former Salford Docks (now Salford Quays) and Barton Aerodrome
 - e) The city's mid-19th Century development, such as the high status villa housing and parkland found in Broughton, along the Crescent, in Ellesmere Park and at Buile Hill Park
 - f) The nineteenth century institutional and civic buildings, such as former town halls, educational buildings, public baths and theatres
 - g) The city's social history, such as Bexley Square and Kersal Moor where major public gatherings of historic significance took place

Harm to the significance of a heritage assets should be avoided. shall be minimised as far as practicable. The acceptability of any such harm will be determined in accordance with the requirements of the National Planning Policy Framework.

Where harm to heritage assets is justified, opportunities shall be sought to better ~~unavoidable, appropriate compensation shall be provided, for example by better~~ revealing the significance of the heritage assets, securing repairs to them, improving public access to them, and providing publicly accessible information about them. Where a heritage asset will be, or has been, lost or covered up, then the development design should make an appropriate reference to it.

Definitions

A heritage asset is a building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions.

Heritage assets include designated heritage assets (such as scheduled monuments, listed buildings, registered parks and gardens, and conservation areas) and non-designated assets identified by the local planning authority (such as through local listing).

The significance of an asset is its value to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence but also from its setting.

Heritage assets as shown on the Policies Map

Conservation areas

1. **Adelphi/Bexley Square**
2. **Barton-upon-Irwell**
3. **Cathedral**
4. **Cliff**
5. **Crescent**
6. **Ellesmere Park**
7. **Flat Iron**
8. **Irlams o' th' Height**
9. **Mines Rescue Station**
10. **Monton Green**
11. **Radcliffe Park Road**
12. **Roe Green/Beesley Green**
13. **St Augustine's**
14. **St Mark's**
15. **Worsley Old Hall**
16. **Worsley Village**

Scheduled ancient monuments

17. **The Delph, Worsley Road, Worsley, the canal tunnel entrances and wharf, dating back to 1759 to 1760**
18. **Wardley Hall moated site, Wardley Hall Road, Worsley, a moated site with island occupied by medieval hall and gardens**
19. **Promontory Fort, 300 metres west of Great Woollen Hall Farm, Cadishead, a promontory hill fort dating back to the Iron Age**
20. **Lime Kiln, Barton Road, Worsley (proposed)**

Registered historic parks and gardens

21. **Buile Hill Park, Weaste and Seedley/Langworthy (grade II)**
22. **Weaste Cemetery, Weaste and Seedley (grade II)**

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To provide additional clarification and clearly reflect the requirements of the NPPF in relation to harm and enhancement of a heritage asset, in response to comments received from Historic England to the Publication SLP:DMP.**
- **The city council has worked with Historic England to agree revisions to the wording of policy HE1.**

Managing change across historic areas

20.13 The historic environment of Salford consists of much more than its individual heritage assets. It also includes the setting of those assets,

their grouping and interrelationships, and the wider historic significance, evolution and stories of places. Some areas of historic interest are formally designated as conservation areas, and it may be appropriate for additional conservation areas to be designated, but not all areas of interest will be suitable for designation.

- 20.14 In some ways all parts of Salford may be considered to have some heritage interest, as they have all evolved over time and have a story to tell. Appropriately managing change across each area is not about preventing development, but instead relates to the need to recognise and respond to the history and heritage of the area. Development should reveal rather than extinguish that history and support a strong and distinctive character for each place. This could for example include reflecting historic identity in development design, street naming and public art.
- 20.15 It may be appropriate for development in some historic areas to be guided by a masterplan for the wider area, in accordance with Policy EF2. Policy D2 (Local character and distinctiveness) is also especially relevant to managing change in historic areas.

Policy HE2 Managing change across historic areas

Development shall:

- 1) Protect, conserve and where appropriate, enhance the historic environment ~~character of places~~; and**
- 2) Positively respond to the history and stories of the local area, enabling people to understand how the site and area have changed over time.**

Within key historic locations, development and other change will be carefully managed in accordance with the following approach:

- A) Greengate, Salford Central and the Crescent – new development shall be carefully designed to ensure it does not detract from the large number of assets, including those in neighbouring Manchester and where appropriate, opportunities to secure enhancements to assets will be sought**
- B) Worsley Village and the Bridgewater Canal Corridor – major investment in the area’s heritage assets, including those within RHS Garden Bridgewater, will support its strategically important tourism and leisure roles, and the protection of the West Salford Greenway will assist in preserving the setting and special character of historic settlements in this part of the city**
- C) Barton Aerodrome – development and infrastructure investment shall respect and sustain the unique historic aviation landscape of Britain’s**

first municipal airport, which opened in 1930 and where the country's first designated runways, first civil aviation aircraft hangar, first airport terminal building and first flight control tower still survive

- D) **Eccles Town Centre – development shall protect and enhance the centre's, historic character having regard to the high concentration of assets and the best surviving medieval core in the city, as well as its historic associations with the Eccles cake. A coordinated approach will be taken to the renewal of the town centre in a way that maximises the benefits of the highly accessible location whilst protecting and enhancing its heritage interest**
- E) **Ordsall Hall – the continued redevelopment of Ordsall Waterfront and other parts of the Ordsall area must protect and enhance the setting and views of one of the city's most important heritage assets**
- F) **The wider Chat Moss area – activity must respond to the high potential for discoveries of further prehistoric archaeological remains and Iron Age evidence, and some areas of peat may retain important palaeo- environmental evidence and possibly bog bodies¹⁸**

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To reflect the requirements of the NPPF in relation to the enhancement of a heritage asset as enhancement may not always be appropriate. These modifications are proposed in response to comments received from Historic England to the Publication SLP:DMP.**
- **The city council has worked with Historic England to agree revisions to the wording of policy HE2.**

Heritage at risk

20.19 Owning or occupying a heritage asset is both a privilege and a responsibility. It can often involve extra costs, such as in terms of the materials and skills required to maintain a historic building, but it also offers additional benefits including the character of accommodation that can contribute to commercial opportunities and quality of life.

20.20 Unfortunately, not all owners and occupiers of heritage assets fulfil their responsibilities, and buildings and structures can fall into disrepair or suffer inappropriate adaptations as a result. Sometimes this is through deliberate negligence, but it can also be the result of

¹⁸ A bog body is a human cadaver that has been naturally mummified in a peat bog

the sheer scale of maintenance liabilities such as those faced by religious organisations in the upkeep of churches.

20.21 Historic England updates annually its Heritage at Risk Register, which identifies the designated heritage assets most at risk and most in need of safeguarding for the future. Other organisations such as the Theatres Trust also publish lists of heritage assets that are at risk. The planning acts provide the city council with various powers to intervene where a heritage asset is at risk, but their use is contingent on the availability of adequate resources.

20.22 It is wholly unacceptable for owners and occupiers to deliberately allow heritage assets to fall into disrepair, or to avoid maintenance responsibilities in the hope of securing more profitable uses for a building or site in the future. National policy is clear that: “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”¹⁹ Prospective owners should have full regard to the likely costs of restoration and maintenance of heritage assets in the price they pay for a site or building.

Policy HE4 Heritage at risk

~~The owners and occupiers of heritage assets that are at risk should seek to address the source of the risk at the earliest opportunity, in a manner consistent with the long-term protection of the heritage asset.~~
Proposals which safeguard the long term future of heritage assets at risk through finding viable uses for them and ensuring that they are maintained and secured to prevent further decay will be supported.
The owners are strongly encouraged to investigate grant funding opportunities.

Where appropriate, a range of actions may be taken to secure the appropriate restoration or maintenance of heritage assets at risk, including enforcement action which includes ~~against unauthorised changes~~, compulsory purchase orders, urgent works notices, repair notices and dangerous structure notices ~~orders~~.

When assessing a development proposal, the reduction or removal of risk to a heritage asset will be considered a public benefit that counts in favour of the proposal.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

¹⁹ Ministry of Housing, Communities and Local Government (February 2019) *National Planning Policy Framework*, paragraph 191

- **To address comments received from Historic England to the SLP:DMP in relation to securing the long term future of a heritage asset through finding viable uses for them to ensure that they are maintained and secured to prevent them from decaying further.**
- **To fully reflect the range of actions available to a local planning authority to secure the restoration and maintenance of a heritage asset, in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in response to comments received from Historic England.**
- **The city council has worked with Historic England to agree revisions to the wording of policy HE4.**

Canals

- 20.27 Salford had a crucial role in the history of the canal, and hence the industrial revolution. Not only are the city's canals, and their remnants, important heritage assets, but they also have a significant recreation role, provide walking and cycling routes, and contribute to local identity.
- 20.28 The Bridgewater Canal, extending from Worsley in Salford to Manchester, opened in 1761 and was the first canal in Britain to be constructed without following an existing watercourse. It was originally built to transport coal more efficiently from the Duke of Bridgewater's underground mine at Worsley, and reportedly resulted in the price of coal in Manchester falling by around half. It marked the start of the golden era of canals. Subsequent extensions included a leg through Salford from Worsley to Leigh, connecting the Bridgewater Canal to the Leeds and Liverpool Canal. The construction of the Manchester Ship Canal in the nineteenth century resulted in the replacement of the original stone Barton Aqueduct with the unique Barton Swing Aqueduct, now grade II* listed.
- 20.29 The Bridgewater Canal also had a secondary purpose of providing drainage to alleviate flooding in the Worsley mines. At the same time that the canal was being constructed, a tunnel was being built from Worsley Delph, the original terminus of the canal, to access the coal seams. This subsequently led to the completion of a network of underground canals extending to around 46 miles across several levels, connected by locks and an inclined plane, collectively known as the Worsley Navigable Levels. This enabled coal to be taken out of the mines using narrow 'starvationer' boats, and then transferred onto larger vessels at the Delph. The Delph is a scheduled ancient monument (policy HE1/17), and its two entrances to the underground mines together with their sluice gates are grade II listed. There are two conservation areas along the canal, at Worsley Village (policy HE1/16)

and Barton-upon-Irwell (policy HE1/2).

- 20.30 The Manchester, Bolton and Bury Canal opened between Oldfield Road in Salford and Bolton and Bury in 1796. It was subsequently extended from Oldfield Road to connect to the River Irwell in 1808, and most of this later section was restored in 2008 through the Middlewood area of the City Centre. Much of the canal has been drained and filled in, however some stretches of the original canal remain, primarily around Agecroft north of Park House Bridge, with areas in water including a designated Site of Biological Importance (policy BG2/26). Restoration of the Manchester, Bolton and Bury Canal and its towpath is a multi-million pound project, and will be a long term proposition. In places the original line of the canal has been severed by significant infrastructure (including the A6 and railway lines) and therefore at these pinch points there may need to be some deviation from it in order to deliver an achievable route that could potentially be fully navigable. Similarly, it will be important to ensure that protecting the original line of the canal does not impede significant infrastructure and regeneration projects, such as for example the proposed tram train link from Salford Quays to Salford Crescent station.
- 20.31 Fletcher's Canal provided a short link from the Wet Earth Colliery at Clifton to the Manchester, Bolton and Bury Canal at the Clifton Aqueduct, and was completed by 1800. Few features of the original canal remain, although there is a footpath through Clifton Country Park along the former towpath.
- 20.32 The Manchester Ship Canal, which forms the southern boundary of the city, was constructed largely along the original routes of the Irwell and Mersey rivers, extending to 36 miles. It enabled ocean-going vessels direct access to the heart of the Greater Manchester conurbation, and when it opened in 1894 it was the largest river navigation canal in the world. The Barton Swing Aqueduct, which carries the Bridgewater Canal across it, is the only swing aqueduct in the world, and widely recognised as a major feat of Victorian engineering. The Manchester Ship Canal continues to be an important piece of transport infrastructure, enabling the sustainable movement of freight, as well as a significant heritage asset.

Policy HE6 Canals

The canals in Salford will be protected as important heritage assets, including:

- 1) The Bridgewater Canal**
- 2) Worsley Navigable Levels**
- 3) The Manchester, Bolton and Bury Canal and its former line**
- 4) Fletcher's Canal and its former line**
- 5) The Manchester Ship Canal**

In the case of the Manchester, Bolton and Bury Canal and Fletcher’s Canal:

- A. Development alongside the line of the canal shall facilitate its restoration or, where this is not practicable, provide open space incorporating walking and cycling routes and heritage interpretation features along its line so that the potential for future restoration is retained and people can appreciate the history of the canal; and
- B. Development that would prevent or significantly hinder the future restoration of the canal or its towpath will not be permitted. In places where the original line of the canal has been severed by significant infrastructure or where the protection of the original line would prevent the delivery of vital infrastructure or where development would on balance result in significant benefit in terms of regeneration or sustainable development, some deviation from the original line will be acceptable. In such cases the development shall maintain provision for a continuous route that could be restored to be fully navigable in the future.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To provide greater clarity and consistency between the reasoned justification at paragraph 20.30 and the policy wording in Policy HE6, in response to comments received from Tarmac to the Publication SLP:DMP.

Monitoring

20.33 The main indicators that will be used to monitor this chapter are:

Indicator	Baseline position 2018/ 2019)	Target
<u>Designated</u> Heritage assets identified as ‘at risk’ on the Historic England Heritage at Risk Register	14 ²⁰	Reduction in the number of <u>designated heritage</u> assets at risk
Number of heritage assets lost or de-designated	None	<u>Zero</u> Maintain

²⁰ Historic England (October 2019) *Heritage at Risk North West Register 2019*

Number of statutorily <u>designated</u> protected heritage assets	235 ²¹	No net reduction
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Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To provide better clarity about the status of the asset being monitored in response to comments received from Historic England to the SLP:DMP.**
- **The city council has worked with Historic England to agree revisions to the monitoring section of chapter 20.**

²¹ Salford City Council (December 2019)

CHAPTER 21 GREEN BELT AND AGRICULTURE

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 21:

- **Policy GB2 Soils and agricultural land**

Only these parts of Chapter 21 are shown in this document. Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the SLP:DMP Addendum.

Soils and agricultural land

- 21.4 As the national soil strategy explains: “Soil is a fundamental natural resource on which life depends. It provides many essential services on which we rely including food production, water management and support for valuable biodiversity and ecosystems. As a large store of carbon it also plays a vital role in the fight against climate change.”²²
- 21.5 Protecting soils must therefore be an important priority for this plan and is reflected in a number of policy areas including water (Chapter 18), climate change (Policy CC1), Green Belt and agriculture (Chapter 21), green infrastructure (Chapter 22), biodiversity and geodiversity (Chapter 23), and pollution control (Policy PH1).
- 21.6 The need to protect soils relates not just to land in agricultural use, but also to soils within the urban area, where the negative impacts of development on soil resources also need to be minimised.
- 21.7 High grade agricultural land is a precious and relatively scarce natural resource. Technical data from Defra indicates that there is around 1,800 hectares of the highest grade land (grades 1 and 2) in Salford, located entirely within and around Chat Moss, equating to 19% of the city’s land area. Salford has around 83% of all grade 1 agricultural land in Greater Manchester, although it accounts for just 0.45% of such land within England as a whole. This high grade agricultural land is in a variety of uses, with a significant amount of arable activity as well as horticulture, turf growing, hobby farming, equestrian uses, woodland, a golf course, fishing lakes, designated nature conservation sites, habitat restoration, and fallow land.
- 21.8 Given its potential importance for food production, the loss of higher grade land should normally be avoided wherever possible. However, a key environmental priority for Salford is the restoration of the Biodiversity Heartland in Chat Moss to lowland raised bog and

²² Department for Environment Food and Rural Affairs (Defra) (2029) *Safeguarding our Soils: A Strategy for England*, paragraph 2

complementary habitats, which would deliver nature conservation benefits and enhance the function of the area as a carbon sink. This is likely to involve the loss of some high grade land, although it would not preclude its return to agriculture in the future if there was an urgent need.

- 21.9 Given the location and nature of high grade soils in Salford, where land is used for agriculture it will be important to ensure that this supports wider environmental objectives, such as minimising greenhouse gas emissions and enhancing biodiversity.

Policy GB2 Soils and agricultural land

Development shall safeguard and utilise on-site soil resources where practicable, maximising the retention of its environmental functions, in accordance with the Defra code of practice for the sustainable use of soils on construction sites.

The loss of agricultural land shall be avoided wherever possible. Where development of agricultural land is proposed, it shall be demonstrated that:

- 1) Preference has been given to the use of lower grade land; and**
- 2) The scale of loss has been minimised.**

Turf production is a concern within Salford due to the associated loss of soil with the turf. New turf operations or extensions to existing turf production will not be permitted on Chat Moss for reasons set out in Policy GI2. Elsewhere within Salford proposals for turf production will be closely examined in line with this policy.

The positive use of agricultural land for farming and agri-environmental schemes will be encouraged. The use of agricultural land shall seek to protect soil quality, minimise soil erosion, retain landscape features such as ponds and hedgerows, and maximise wider environmental benefits.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the Publication SLP:DMP with regards to climate change.**
- Research carried out by Natural England²³ has found that greenhouse gas emissions from land use on Chat Moss are greater than previously understood and that turf production was responsible for 28% of the greenhouse gas emissions on Chat Moss despite covering only about**

²³ Natural England (September 2020) England Peat Strategy: Greater Manchester Peat Pilot Report for Defra, particularly Table 3.3 on page 14

5% of the area. Turf growing releases about four times as many greenhouse gas emissions per hectare as the next most carbon-intensive land use (cropland), due to the associated loss of peat soil each time the turf is cut.

- **A separate background report has been published which provides a more detailed explanation of the evidence supporting the proposed restrictions regarding turf growing.**

CHAPTER 22 GREEN INFRASTRUCTURE

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 22:

- **Policy GI2 Chat Moss**
- **Policy GI5 Local Green Space**

Only these parts of Chapter 22 are shown in this document. Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the SLP:DMP Addendum.

Chat Moss

- 22.6 Chat Moss provides a distinctive, flat landscape, forming part of a larger area of lowland wetlands that includes the Wigan flashes and which falls within the Great Manchester Wetlands Nature Improvement Area (see Policy BG1). Chat Moss accounts for almost 20% of Salford's total land area, but it currently has relatively limited direct benefits for the city's residents despite its immense potential. Consequently, a high priority for this plan is to open up public access across the whole area, providing opportunities for informal recreation activities such as walking and cycling, in a way that is consistent with enhancing biodiversity and protecting the openness of the Green Belt.
- 22.7 There were originally some 2,650 hectares of lowland raised bog across Chat Moss, which is one of Western Europe's rarest and most threatened habitats with a unique range of wildlife, but there are now only around 310 hectares of relatively undamaged peat deposits primarily in Salford. The restoration of lowland raised bog can make a major contribution to achieving carbon neutrality in Salford by 2038, both reducing a significant source of emissions and locking in carbon, as well as supporting nature conservation objectives.
- 22.8 A Biodiversity Heartland has been identified within Chat Moss, which provides the main opportunity for securing lowland raised bog restoration. It includes several former peat extraction sites, with some parts of the area already under restoration. However, lowland raised bog restoration may not always be practicable for a variety of reasons such as the previous use of the site, the remaining depth and quality of peat, or the hydrology of the immediate area. In these circumstances, habitats that are complementary to lowland raised bog will be sought, focusing particularly on wetlands. The Biodiversity Heartland also includes Botany Bay Wood, the largest area of woodland in Greater Manchester, which contains an important heronry that is potentially of national importance.

22.9 A review of Green Belt boundaries is ongoing through the Greater Manchester Spatial Framework and some land within Chat Moss may be allocated for development in the future. Any allocations within the area covered by this policy would need to have regard to the priorities set out below.

Policy GI2 Chat Moss

Chat Moss, as shown on the Policies Map (GI2/1), will be protected and enhanced as a key component of Greater Manchester's strategic green infrastructure network, forming part of a wider lowland wetland area extending into Wigan and Warrington.

There will be a strong emphasis on:

- 1) Delivering nature conservation improvements, particularly within the Biodiversity Heartland, and providing ecological connections to surrounding areas;**
- 2) Enhancing public access, with high quality walking and cycling routes through the area and connecting it to surrounding communities and other parts of the Great Manchester Wetlands Nature Improvement Area, in a manner compatible with nature conservation objectives and in particular avoiding additional pressure on nearby Special Areas of Conservation²⁴, so as to enable local residents to benefit from this vital and distinctive piece of green infrastructure;**
- 3) Improving visitor facilities that support public use of Chat Moss and offer learning opportunities;**
- 4) Providing high quality walking and cycling connections to the RHS Garden Bridgewater to the north, so that the two areas offer a distinctive visitor opportunity, with the garden providing a gateway to Chat Moss;**
- 5) Protecting and enhancing the area's role in storing and sequestering carbon, thereby supporting climate change objectives;**
- 6) Retaining the flat, open and relatively tranquil character of the area, and its relative darkness;**
- 7) Increasing the recreation use of land outside the Biodiversity Heartland, where this is consistent with maintaining the openness of the Green Belt; and**
- 8) Seeking opportunities to restore a more natural hydrology to Shaw Brook and Glaze Brook.**

Within the Biodiversity Heartland as shown on the Policies Map (GI2/2), the priority will be to secure the restoration of lowland raised bog and the enhancement of the Botany Bay Wood site of biological importance. Elsewhere within the Biodiversity Heartland, complementary habitats shall be provided, particularly wetlands, and there will be a focus on improving

²⁴ Such as the Manchester Mosses Special Area of Conservation in Wigan and Warrington and Rixton Clay Pits in Warrington

habitats for species such as breeding birds, brown hare and water vole. Where habitat restoration is not practicable, proposals which seek to replace the most damaging land uses with less intensive uses such as “wet” agriculture would be looked upon favourably.

Any development within or near to Chat Moss shall be consistent with these priorities, and shall ensure that the capacity of the hydrology of the area to support bog restoration is not adversely affected.

Turf production is not considered to be consistent with these priorities due to the associated loss of peat soil with the turf. Therefore, new turf operations or extensions to existing turf production will not be permitted.

Definitions

Wet agriculture (also known as paludiculture): Cultivation of peatland without drainage. This might include, for example, traditional processes such as growing reeds or new processes that preserve the peat whilst taking a crop.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representations to the Publication SLP:DMP with regards to climate change.
- Research carried out by Natural England²⁵ has found that greenhouse gas emissions from land use on Chat Moss are greater than previously understood and that turf production was responsible for 28% of the greenhouse gas emissions on Chat Moss despite covering only about 5% of the area. Turf growing releases about four times as many greenhouse gas emissions per hectare as the next most carbon-intensive land use (cropland), due to the associated loss of peat soil each time the turf is cut.
- The report also found that converting intensive agricultural practices to the cultivation of wetland crops would preserve the peat and make significant reductions in greenhouse gas emissions.
- A separate background report has been published which provides a more detailed explanation of the evidence supporting the proposed modifications to this policy.

²⁵ Natural England (September 2020) England Peat Strategy: Greater Manchester Peat Pilot Report for Defra, particularly Table 3.3 on page 14

Local Green Space

~~22.16 The Local Green Space designation is used to identify and protect green areas that are of particular importance to local communities, and which meet specific criteria set out in national planning policy¹⁴¹. Many green areas are protected under other policies of the Local Plan, such as recreation sites under Policy R1 and sites of biological importance under Policy BG1. The Local Green Space designation provides additional protection, similar to Green Belt, but the absence of such a designation in no way diminishes the importance afforded to other green areas.~~

Policy GI5 Local Green Space

~~The following sites, as shown on the Policies Map, will be protected and enhanced as designated Local Green Spaces, and will be managed in accordance with national and local Green Belt policy:~~

- ~~1) The Meadow, Broughton (6.4 hectares)~~
- ~~2) Brickfield Wood, Boothstown and Ellenbrook (2.0 hectares)~~
- ~~3) Three Sisters, Eccles (4.5 hectares)~~
- ~~4) Blackleach Country Park, Walkden North (32.3 hectares)~~
- ~~5) Roe Green, Worsley (3.4 hectares)~~
- ~~6) Land at Beesley Green and Kempnough Brook, Worsley (27.0 hectares)~~
- ~~7) Worsley Woods, Old Warke Dam and Aviary Field, Worsley (32.0 hectares)~~
- ~~8) Broadoak South, Worsley (27.0 hectares)~~
- ~~9) Duke's Drive, Worsley (10.1 hectares)~~
- ~~10) Worsley Green, Worsley (1.8 hectares)~~

~~22.17 GI5/1: The Meadow is a distinctive and attractive open space located within a meander of the River Irwell, making a significant contribution to the identity of Salford. The site is well-used, positively managed for nature conservation, and valued by the local community. It is one of the few significant green spaces within the City Centre, and has an important role to play in ensuring that this part of Greater Manchester is an excellent place to live, work and visit. Improvements to public access, particularly from the Crescent and Adelphi Street, and potentially including at least one new footbridge across the River Irwell, would enable many more people to enjoy this green space, and for it to function more effectively as a City Centre park.~~

~~22.18 GI5/2: Brickfield Wood is an area of dense urban woodland, which is rare within Salford. It benefits from an informal footpath along its eastern side, connecting it to the surrounding neighbourhood and the loopline recreation route to the north. It is recognised for its nature conservation importance, forming part of the Brickfield Wood site of biological importance that also extends to the south-west, and makes a significant contribution to the character of the local area.~~

~~22.19 G15/3: Three Sisters is a varied site incorporating a mixture of open and vegetated areas, three small ponds, marsh and neutral grassland, and contains footpaths, boardwalks, and viewing platforms for the ponds. It is designated as a local nature reserve and site of biological importance, and also contains sections of a Roman road. Local people are engaged in the management of the site through an active local 'friends' group, and it is wellused. This combination of recreation, biodiversity and archaeological significance is rare within the city, and the site is highly valued by the surrounding community.~~

~~22.20 G15/4: Blackleach Country Park is a vital local resource providing a wide range of green infrastructure and recreation functions, including a woodland play area. It is a designated local nature reserve and site of biological importance, and functions as a strategic natural greenspace and district park. It supports a mosaic of habitats including open water, swamp, marsh, tall herb vegetation, species-rich neutral grassland, woodland and scrub, with the reservoir being of interest for its resident water birds and waders. It has a mixture of open and vegetated areas, connected by formal footpaths, boardwalks and viewing platforms, and benefits from a visitor centre. An active 'friends' group supports the Salford ranger team in managing the site, and it is well used by the local community.~~

~~22.21 G15/5: Roe Green makes a major contribution to the character and appearance of the Roe Green/Beesley Green conservation area. It has the character of a village green, with a mixture of open and vegetated areas, connected by tree-lined formal footpaths. It provides a range of green infrastructure and recreation functions, including a play area. An active 'friends' group contributes towards the management of the site, and it is wellused by the local community. The site is located within the West Salford Greenway (Policy G14).~~

~~22.22 G15/6: Land at Beesley Green and Kempnough Brook consists of areas of open land and woodland, which make a significant contribution towards the distinctive character, appearance and setting of the Roe Green/ Beesley Green conservation area. Beesley Green forms an open green surrounded by a cluster of buildings including the grade II listed Beesley Hall, Beesley Community Centre and areas laid out as a bowling green and tennis courts. To the south and east of the green lies Roe Green cricket pitch with its locally listed pavilion and two areas of agricultural land separated by the woodland along the course of Kempnough Brook. This combination of recreation, biodiversity and heritage significance is rare within the city, and the site is highly valued by the surrounding community. The woods are positively managed for nature conservation through an active local 'friends' group. The site is located within the West Salford Greenway (Policy G14).~~

~~22.23 G15/7: Worsley Woods, Old Warke Dam and Aviary Field is defined by its heritage and recreation assets within a woodland setting, punctuated by open land which contribute towards the distinctive character, appearance and setting of the Worsley Village conservation area. This varied local green space contains a scheduled ancient monument at Worsley Delph with its~~

canal tunnel entrances and wharf (from 1759-60), grade II listed cottages, and The Aviary, the grade II listed hunting and fishing lodge for the 1st Earl of Ellesmere adjacent to Old Warke Dam which collects water from Kempnough Brook. The woodland of Worsley Woods is also designated as a local nature reserve and site of biological importance containing a network of public rights of way. The open areas consist of playing fields for the Bridgewater School and agricultural land, which provide open views. Local people are engaged in the management of the publicly accessible parts of the site, which are well used, through an active local 'friends' group. This combination of recreation, biodiversity and heritage significance is rare within the city, and the site is highly valued by the surrounding community. The site is located within the West Salford Greenway (Policy GI4).

22.24 GI5/8: Broadoak South is defined by its openness and vistas. There is a large pond towards the south of the site, pockets of woodland around most of the boundary, and Sindsley Brook runs through the site. The site is dissected by several public rights of way that are well used, providing the only public access, including key connections between Tyldesley Loopline and the Bridgewater Canal. The site is highly valued by the surrounding community providing wide open views along the Bridgewater Canal and towards Monton Green. Broadoak South has a semi-rural character as a key aspect of Worsley's identity, contrasting with the more urban nature of the surrounding built-up area. The site is located within the West Salford Greenway (Policy GI4).

22.25 GI5/9: Duke's Drive is a former miniature golf course which has partially revegetated and has seen recent enhancements. The site now incorporates a varied mixture of open and vegetated areas, several small ponds, and grassland, and contains footpaths and boardwalks. It is identified as a local natural greenspace. Local people are engaged in the management of the site through an active local 'friends' group, it is well used and is highly valued by the surrounding community. The site is located within the West Salford Greenway (Policy GI4).

22.26 GI5/10: Worsley Green makes a significant contribution to the character and appearance of the Worsley Village conservation area, being an elegant open space with a magnificent row of lime trees bordering Worsley Road, and there are a number of listed buildings fronting onto its southern side. Until the start of the twentieth century, this important green space was actually Worsley Yard, sitting at the centre of an industrial complex that had grown following the construction of the Bridgewater Canal. Evidence of the mineral railway tracks which ran into the former works yard can be detected by slight depressions in the grass, and the green contains a grade II listed ornamental commemorative fountain dedicated to the 3rd Duke of Bridgewater who commissioned the Bridgewater Canal. The site is a designated village green, and provides an important public amenity space, which is utilised for community events.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **Policy GI5 and the proposed Local Green Space designations identified on the policies map have been deleted from the SLP:DMP and deferred to Part 2 of the Local Plan (Core Strategy and Allocations).**
- **The reason for this is that there is a relationship between this type of designation and development needs, as identified in paragraph 99 of the NPPF as follows: “Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.” (Emphasis added). This means that sites cannot be protected as Local Green Spaces until the city’s development needs (i.e. how much housing and employment is needed) are understood and it has been determined how this development can be accommodated (i.e. what is the spatial distribution strategy and which sites in the city are required to be allocated to accommodate this development).**
- **The sites that were identified in SLP:DMP policy GI5 as Local Green Space will be afforded significant protection through other policies and / or destinations in the Publication SLP:DMP. Annex A provides details of this protection.**

CHAPTER 24 RECREATION

Main modifications are proposed to the 2020 Publication SLP:DMP in the following parts of Chapter 24:

- **Policy R1 Recreation Standards**
- **Policy R3 Protection of recreation land and facilities**
- **Policy R5 Outdoor and indoor sports facilities**

Only these parts of Chapter 24 are shown in this document. Some additional modifications are also proposed to this chapter, which are detailed in the separate additional modifications document which forms part of the Publication SLP:DMP Addendum.

Local recreation standards

- 24.3 Local recreation standards have been developed to help ensure that all residents have good access to a range of recreation opportunities which are able to meet a variety of different needs and demands. Many of the standards have been used in Salford for several years or more, and are derived from national standards produced by organisations such as the National Playing Fields Association and Natural England. The standard relating to woodland is based on the Woodland Trust's Woodland Access Standard. It is recognised that land availability will act as a constraint on the achievement of some of these standards in parts of the city, but it will be important to work towards them as far as practicable, particularly given the importance of local recreation facilities in helping to address the poor average health levels in Salford.
- 24.4 ~~The demand for sports pitches is influenced significantly by population levels, the number of teams and leagues, changes in the popularity of different sports, and the availability of facilities elsewhere. The local recreation standard for sports pitches will therefore be kept under review, with reference to the recommendations of the latest playing pitch assessment and is likely to evolve over the course of the plan period.~~
- 24.5 It will be important that all new residential developments support the achievement of the recreation standards wherever possible, given the additional demand that they will create. Their contribution will be calculated based on the proposed number of dwellings (which equates to the number of households that could be accommodated) and the number of bed spaces (which equates to the population that could be accommodated) that the development would create, as well as the type of dwellings where appropriate. On-site provision will often be the most suitable form for such contributions, so as to maximise accessibility to occupants of the new housing, although this may not be practicable or deliver the most effective outcomes in some cases. In particular, it will be appropriate within areas of greenspace deficiency for larger developments to incorporate substantial

public open space that can act as a focal point for the development as well as improving access to recreation opportunities. In parts of the city where it will not be feasible to achieve specific recreation standards, developments will be required to make enhanced contributions to other types of recreation.

Policy R1 Recreation standards

New residential development shall contribute to the achievement of all of the following recreation standards, and the management and maintenance of any facilities provided or improved for at least a 20 year period, proportionate to the additional demand that they would be expected to generate:

Size-based standards

- 1) A minimum of 0.45 hectares of publicly accessible amenity space per 1,000 residents**
- 2) A minimum of 0.4 hectares of ~~other~~ informal outdoor sports facilities (both adult and youth) per 1,000 residents**
- 3) A minimum of 1 hectare of Local Nature Reserve per 1,000 residents**
- 4) A minimum of 5,000m² (or 0.50 hectares) of allotments per 1,000 households, with each new plot being 125m² in size to enable as many residents as possible to take on an allotment**

Distance-based standards

- 5) All households to be within 500 metres walking distance of a Local Equipped Area for Play (LEAP)**
- 6) All households to be within 1,000 metres walking distance of a Neighbourhood Equipped Area for Play (NEAP)**
- 7) All households to be within 1,200 metres walking distance of a Neighbourhood Park**
- 8) All households to be within 3,200 metres walking distance of a District Park**
- 9) All households to be within 500 metres walking distance of a publicly accessible Local Natural Greenspace of at least 1 hectare in size**
- 10) All households to be within 2,000 metres walking distance of a publicly accessible Strategic Natural Greenspace of at least 20 hectares in size**
- 11) All households to be within 4,000 metres walking distance of a publicly accessible woodland of at least 20 hectares in size**

The requirements for formal indoor and outdoor sport provision are contained within policy R5.

~~Other standards~~

- ~~12) Development to secure the level of playing pitch provision and associated changing rooms required to meet the scale of additional demand it is likely to generate, based on Salford's latest playing pitch~~**

~~assessment and calculated using the Sport England Playing Pitch Calculator~~

- 13) ~~All households to have good access to a full range of other indoor and outdoor recreation facilities with sufficient capacity to meet demand~~

Facilities will only be counted as helping to meet these standards where they are of sufficient quality to properly fulfil their intended function and meet the level of demand placed on them.

The contribution made by new residential developments to the achievement of these standards shall be in accordance with the following order of preference, and may include both new facilities and the improvement or refurbishment of existing facilities:

- A) On-site provision where this is practicable and would be the most effective way of meeting the needs generated by the development
- B) Off-site provision and/or a financial contribution to off-site provision

Where on-site provision is being made to meet standard 5 and 6 above, this shall achieve a minimum of 0.25 hectares of equipped children's playspace per 1,000 bed spaces (where the number of bed spaces in each dwelling is equal to the number of bedrooms plus one).

All facilities shall be designed to serve other green infrastructure functions (see Policy GI1) wherever possible, linking into the wider green infrastructure network.

Scale of contribution

It is recognised that there may be situations where it is unrealistic or disproportionate for a development to contribute to the full achievement of all of the standards in this policy, particularly where most of the standards are not currently met and there is limited scope for on-site recreation provision. In these circumstances, it will be considered that this policy has been met where the combined financial value of recreation improvements that will be funded by the development (including financial contributions and the capital cost of on-site provision and off-site provision in the local area, but excluding compensation for any loss of recreation function resulting from the development) meet or exceed the following levels:

- a) For all recreation standards ~~other than standard 12~~ (at 2019/20 financial year prices):
 - i) For houses, £1,408 per bed space;
 - ii) For apartments and other forms of residential accommodation not falling within the definition of a house, £965 per bed space; and
- b) The playing pitch contribution as detailed in policy R5.
~~For standard 12 relating to playing pitches and changing rooms, the scale of contribution identified using the Sport England Playing Pitch~~

~~Calculator. For houses and apartments this is £348 per bed space (at 2019/20 financial year prices) with the cost to be reviewed regularly.~~

The levels in point (a) will increase annually in line with the Retail Prices Index (all items). When there is evidence which indicates that open space provision costs have changed, the contributions per bed space above will be adjusted accordingly. The most up-to-date published cost at the point of an application's determination will be used.

Definitions

'Informal outdoor sports facilities (both adult and youth)' includes but is not limited to: skateboarding and wheeled-activity facilities; mini-football (hard standing surfaces only); jogging/fitness circuits; multi-use games areas (MUGA); outdoor gyms; basketball courts (outdoor); and youth shelters.

'House' is defined in policy H1.

'Bed space' is defined as the number of bedrooms within a dwelling plus one.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in representations from Sport England to the Publication SLP:DMP.
- Sport England considered that further modifications were required to this policy as the previous standards based policy for outdoor sports would not comply with paragraph 96 of the National Planning Policy Framework.
- The city council has worked with Sport England to agree revisions to the wording of poly R1.

Protection of recreation facilities

24.7 If the quantity, quality and accessibility of recreation provision in Salford are to be maintained and enhanced, then it will be necessary to strictly control developments that would affect existing recreation land and facilities. The incremental loss of existing recreation sites to other uses has the potential to compromise the overall Local Plan approach to improving recreation provision in support of social, economic and environmental objectives. The presumption will therefore be that an existing recreation site should be retained in recreation use unless there is clear evidence that its loss would not harm access to high quality recreation facilities. Where the loss of a recreation use is considered acceptable, it will be important that appropriate

compensation is provided so as to ensure there is no overall reduction in recreation opportunities in the local area.

Policy R3 Protection of recreation land and facilities

The development of existing recreation land or facilities for non-recreation purposes will only be permitted where:

- 1) It is ancillary to the recreation use and does not reduce the overall recreation function of the site;
- 2) Replacement recreation provision of at least the same quantity, quality, accessibility to its catchment population, community benefit and management level is made in a suitable location;
- 3) It has been clearly demonstrated that the site is surplus to recreational requirements and is not capable of helping to meet any of Salford's recreation standards; or
- 4) The site has been allocated for alternative purposes in the development plan, and development will deliver a net improvement in the city's recreation resources.

Wherever practicable, replacement provision shall be made directly by the developer and shall be available for use before the existing recreation facility is lost. The payment of a financial contribution to the city council for replacement provision may be acceptable in other circumstances.

This policy applies to all existing sites and facilities that have a recreation use or value, irrespective of whether they are owned or managed by the public, private or voluntary sectors.

Where the loss of a disused or lapsed playing field site is proposed the following priority order of options will be used in addition to the recommendations set out in Salford's latest playing pitch strategy:

- A) **Explore the feasibility of bringing the site back into use which may show either:**
 - i) **The site can be brought back into sustainable use where funding is available and use is secured by the council and the relevant sport national governing body and/or community groups; or**
 - ii) **The site is not in a sustainable location and in which case no amount of money will make it desirable. In this case option B) or C) will be applicable.**
- B) **The site could become another type of recreation facility or greenspace to meet a need identified in Salford's latest open space evidence base; or**
- C) **Redevelop the site for an alternative use with an appropriate proportion of the capital receipt to be invested in existing recreation facilities in the locality.**

Definitions

‘Playing field’ is the whole of a site which includes at least one playing pitch.

‘Playing pitch’ is a delineated area, together with any run-off area, of 0.2 hectares or more, and which is used for any of the sports covered by current legislation²⁶.

A ‘disused’ playing field site has formerly accommodated playing pitches within the previous five years that are not now being used at all and are not available for community hire.

A ‘lapsed’ playing field site is one where the last use was more than five years ago.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To address concerns raised in the representation from Sport England to the SLP:DMP.**
- **Taking into account agreed modifications to policies R1 and R5, Sport England further considered that additional wording and definitions should be added to policy R3 to provide further clarification on disused and lapsed playing fields.**
- **The city council has worked with Sport England to agree revisions to the wording of policy R3.**

Outdoor and indoor sports facilities

24.10 The provision of a broad range of high quality, accessible outdoor and indoor sports facilities will complement other recreation facilities available in the city. These facilities will support the needs of each sport and club in Salford, ensuring that provision is sufficient and flexible to deal with current and projected increases in demand. These sports facilities will encourage active lifestyles to provide significant benefits for the health and wellbeing of people visiting, working and living in the city.

24.11 Demand for sports facilities is expected to rise as the population of the city increases, therefore it will be important that all new residential developments support contribute to adding capacity in existing sports facilities or creation of new ~~the achievement of the recreation standards for~~

²⁶ HM Government (2015) The Town and Country Planning (Development Management Procedure) (England) Order 2015: schedule 5, paragraph za, interpretation of table k (ii).

outdoor sports (Policy R1) and enhancements to indoor facilities wherever possible, given the additional demand that these developments will create. The five key hubs are listed in policy R5 are considered essential to outdoor sports provision, and further enhancements to these and other existing multi-pitch sites will be necessary to ensure that they meet Salford's needs.

24.12 Independent assessments are updated regularly on behalf of the city council for all sports facilities. The Salford playing pitch assessment reviews the supply and quality of sports pitches against the needs of each sport and club. This links to a strategy and action plan that makes key recommendations and prioritises specific changes and enhancements to individual sports pitch sites. A separate indoor sport and leisure needs assessment and strategy focuses on a wide range of indoor facilities.

Policy R5 Outdoor and indoor sports facilities

A comprehensive range of outdoor and indoor sports facilities will be protected and enhanced across Salford, in accordance with policies R1 and policy R3, including but not limited to:

- A) Grass sports pitches, for example for football, rugby league, rugby union, and cricket as defined by current legislation²⁷;**
- B) Artificial surfaces for all pitch sports; ~~pitches including hockey;~~**
- C) Athletics facilities;**
- D) Tennis Courts;**
- E) Bowling Greens;**
- F) Golf Courses**
- G) Sports halls;**
- H) Swimming pools;**
- I) Fitness centres and gyms; and**
- J) Other specialist indoor facilities including those for bowls, combat sports, gymnastics, squash and tennis.**

To secure the level of playing pitch provision and associated changing rooms required to meet the scale of additional demand generated from development, contributions will be based on Salford's up to date Playing Pitch Strategy and calculated using the Sport England Playing Pitch Calculator. For houses and apartments this is £348 per bed space (at 2019/20 financial year prices) with the cost to be reviewed regularly in line with updates to the Playing Pitch Strategy and Facilities Costs contained within the Playing Pitch Calculator.

The most up-to-date published cost at the point of an application's determination will be used.

²⁷ HM Government (2015) *The Town and Country Planning (Development Management Procedure) (England) Order 2015: schedule 5, paragraph za, interpretation of table k (ii).*

The following sites are designated as strategic hubs of city-wide importance for outdoor sports, as shown on the Policies Map, and their enhancement will be supported:

- 1) Salford Sports Village in Lower Kersal
- 2) Old Racecourse Playing Fields
- 3) Brookhouse Playing Fields
- 4) Bolton Road Playing Fields
- 5) Duncan Matheson Playing Fields

In the case of Duncan Matheson Playing Fields, a small amount of enabling development will be considered on areas that are not functional playing field to cross-fund the improvement of the site for recreation purposes. will be considered This shall be consistent with its designation as a strategic hub for outdoor sports if adequate alternative funding cannot be secured and in line with the requirements of policy R3.

Definitions

Non-functional playing field is land incapable of forming part of a playing pitch for competitive sport or training use, for example due to steep slopes or other site-specific ground conditions.

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- To address concerns raised in the representation from Sport England to the Publication SLP:DMP.
- Sport England welcomed the inclusion of a separate policy covering the protection and enhancement of outdoor and indoor sports facilities but considered that further modifications were required to incorporate the additional contributions from new development to outdoor and indoor sport facilities within this policy.
- Sport England also considered that further modifications were required to the policy to ensure that potential enabling development at Duncan Matheson Playing Fields would comply with paragraph 97 of the NPPF and exception policy E3 of Sport England's Playing Fields Policy.
- The city council has worked with Sport England to agree revisions to the wording of policy R5.

Monitoring

24.13 The main indicators that will be used to monitor this chapter are:

Indicator	Baseline position ²⁸	Target
Area of publicly accessible amenity space per 1,000 residents	1.01 hectares (224.8%)	Increase (2019-2037)
Area of other <u>informal</u> outdoor sports facilities ²⁹ per 1,000 residents	0.09 hectares (22.5%)	Increase (2019-2037)
Area of Local Nature Reserve per 1,000 residents	145.4 hectares (62.1%)	Increase (2019-2037)
Number of allotments per 1,000 households	5.4 (27%)	Increase (2019-2037)
Proportion of households within 500 metres walking distance of a Local Equipped Area for Play	44.8%	Increase (2019-2037)
Proportion of households within 1,000 metres walking distance of a Neighbourhood Equipped Area for Play	89.9%	Increase (2019-2037)
Proportion of households within 1,200 metres walking distance of a Neighbourhood Park	76.2%	Increase (2019-2037)
Proportion of households within 3,200 metres walking distance of a District Park	96.1%	Increase (2019-2037)
Proportion of households within 500 metres walking distance of a publicly accessible Local Natural Greenspace of at least 1 hectare in size	53.0%	Increase (2019-2037)
Proportion of households within 2,000 metres walking distance of a publicly accessible Strategic Natural Greenspace of at least 20 hectares in size	48.0%	Increase (2019-2037)
Proportion of households within 4,000 metres	61.4%	Increase (2019-2037)

²⁸ Salford City Council (January 2019) *Open Space chapter of Salford Infrastructure Delivery Plan (2017/18)*

²⁹ 'Informal outdoor sports facilities' includes but is not limited to: skateboarding and wheeled-activity facilities; mini-football (hard standing surfaces only); jogging/fitness circuits; multi-use games areas (MUGA); outdoor gyms; basketball courts (outdoor); and youth shelters.

Indicator	Baseline position ²⁸	Target
walking distance of a publicly accessible woodland of at least 20 hectares in size		
<u>The number of match equivalent session shortfalls as expressed in the most recent Salford Playing Pitch Strategy combined across all pitch sports</u>	<u>100</u> ³⁰	<u>Decrease (2019-2037)</u>

Reason(s) for proposed main modifications to the 2020 Publication SLP:DMP:

- **To address concerns raised in the representation from Sport England to the Publication SLP:DMP.**
- **Sport England considered that monitoring criteria for sports facilities would not be acceptable where they rely on standards. The wording of the indicator has been amended slightly with a new definition added in discussion with Sport England, to clarify that this is restricted to informal outdoor sports facilities only.**

³⁰ Knight, Kavanagh & Page (August 2015, updated February 2018) Salford Community Leisure (Salford City Council) Playing Pitch Strategy Assessment Report

POLICIES MAP, FIGURES AND ANNEX B INSET MAPS

1. The proposed main modifications to the Publication SLP:DMP Policies Map are listed in the table below and are shown on an updated Policies Map which has been published separately. These comprise changes to boundaries of designations shown on the Policies Map.
2. The Publication SLP:DMP contains a series of Figures, and Inset Maps (at Annex B), which illustrate various policies and assist in their understanding. The proposed modifications to the Policies Map results in the need to amend some of the Figures, and all of the Inset Maps at Annex B, within the Publication SLP:DMP. Changes to the Figures and Inset Maps are additional consequential modifications which are required to reflect the changes proposed to the Policies Map. The Figures and Inset Maps which it is proposed are to be amended are listed in the table below and updated Figures and Inset Maps are contained within the separate additional modifications document which forms part of the Addendum to the Publication SLP:DMP.
3. A small number of further modifications are also proposed to the Policies Map which are detailed in the separate additional modifications document and generally comprise modifications to the Policies Map legend to correct errors.

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
Policies Map Chapter 9, Economic development	Amend the line of Proposed Port Salford rail link (Local Plan: DM Policy EC2/2) as shown on the Policies map as follows: <ul style="list-style-type: none"> • Only show westwards connection onto existing rail line. 	To reflect revised proposals from The Peel Group.	<ul style="list-style-type: none"> • Figure 7 (Economic development context) • Figure 13 (Transport infrastructure)

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
Policies Map Chapter 12 Town centres and retail development	<p>Amend the boundary for City Centre Salford (Local Plan: DM policies AP1 and TC1/1) as shown on the Policies Map as follows:</p> <ul style="list-style-type: none"> • Add land west of Albion Way / north of Culverwell Drive (currently occupied by a McDonalds restaurant and drive through and office block) 	To align with the Draft Crescent Development Framework (October 2020) boundary.	<ul style="list-style-type: none"> • Figure 1 (Spatial portrait) • Figure 2 (City Centre Salford) • Figure 3 (City Centre context) • Figure 4 (Salford Quays) • Figure 6 (Employment areas close to the City Centre Salford and Salford Quays) • Figure 7 (Employment development context) • Figure 8 (Tourism development context) • Figure 9 (Dwelling mix in individual developments) • Figure 12 (University of Salford) • Figure 17 (Green infrastructure priority functions)
Policies Map Chapter 12 Town centres and retail development,	<p>Amend the Town Centre inset maps in the PDF version of the Policies Map and at Annex B of the SLP:DMP as follows:</p> <ul style="list-style-type: none"> • Remove all primary frontages and secondary frontages from Cheetham Hill, 	To reflect changes made to Chapter 12 following amendments to the Use Class Order on 1 September 2020.	<ul style="list-style-type: none"> • Inset Maps at Annex B and as shown on the PDF Policies Map

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
and SLP:DMP Annex B	Eccles, Pendleton, Salford Quays, Swinton and Walkden town centres		
Policies Map Chapter 12 Town centres and retail development, and SLP:DMP Annex B	<p>Amend the Salford Quays Town Centre inset map in the PDF version of the Policies Map and at Annex B of the SLP: DMP as follows:</p> <ul style="list-style-type: none"> • Remove all primary and secondary frontages (as mentioned above) • On the legend delete reference to the potential extension to the primary shopping area • Change the hatched area currently identified in the SLP:DMP as the 'potential extension area to the primary shopping area' to form part of the primary shopping area 	To reflect changes made to Chapter 12 following amendments to the Use Class Order on 1 September 2020.	<ul style="list-style-type: none"> • Figure 3 (City Centre context) • Figure 4 (Salford Quays) • Inset Map at Annex B and as shown on the PDF Policies Map
Policies Map Chapter 12 Town centres and retail development,	Amend the Eccles Town Centre inset map in the PDF version of the Policies Map and at Annex B of the SLP:DMP as follows to include the following within the town centre boundary:	Church and grounds/gardens added in response to comments on Policy TC1 and the policies map.	<ul style="list-style-type: none"> • Inset Maps at Annex B and as shown on the PDF Policies Map

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
and SLP:DMP Annex B	<ul style="list-style-type: none"> • Eccles Parish Church and the grounds/gardens within the proposed boundary of Eccles town centre. • Salford Foundation St Mary's Centre, College Croft high rise apartment block and the grounds / carparking area and a small parcel of land to west of this which is in use as private parking. <p>Further amend the Eccles Town Centre insert map on the PDF version of the Policies Map and at Annex B of the SLP: DMP as follows:</p> <ul style="list-style-type: none"> • Include Morrisons car park in the town centre primary shopping area 	<p>The Salford Foundation St Mary's Centre is a charitable trust centre that offers support for young people and adults. It is adjacent to Eccles Parish Church grounds/gardens and car parking that serves the rail station. Given that it is quite well connected to other uses within the town centre, it would seem illogical to exclude the building from the town centre boundary.</p> <p>College Croft is a high rise residential block. It fronts onto Regent Street but is set back from the public car park. It would create an illogical boundary if this residential block and its grounds along with the small area of private car parking to the west were to be</p>	

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
		<p>excluded from the town centre boundary.</p> <p>Added for consistency with the approach taken with other supermarkets in Salford's town centres.</p>	
Policies Map Chapter 12 Town centres and retail development, and SLP:DMP Annex B	<p>Amend the Pendleton Town Centre inset map in the PDF version of the Policies Map and at Annex B of the SLP: DMP as follows:</p> <ul style="list-style-type: none"> • Include part of Tesco's car park running parallel with Fitzwarren Street within Pendleton town centre's primary shopping area. 	Added for consistency with the approach taken with other supermarkets in Salford's town centres.	<ul style="list-style-type: none"> • Inset Maps at Annex B and as shown on the PDF Policies Map
Policies Map Chapter 12 Town centres and retail development, and SLP:DMP Annex B	<p>Amend the Walkden Town Centre inset map in the PDF version of the Policies Map and at Annex B of the SLP: DMP as follows:</p> <ul style="list-style-type: none"> • Include units within north west corner of the Ellesmere Retail Park as part of the primary shopping area 	Added in response to comments on Policy TC1, and to the policies map.	<ul style="list-style-type: none"> • Inset Maps at Annex B and as shown on the PDF Policies Map

Relevant Publication SLP:DMP chapter/policy	Proposed main modification to the Policies Map	Reason for proposed main modification	Figures / inset maps in the SLP: DMP that are proposed to be amended as a result of the modifications to the boundaries of designations shown on the Policies Map
Policies Map, Chapter 22 Green Infrastructure	<p>Amend the boundary for 'West Salford Greenway (Local Plan: DM policy GI4) as shown on the policies map as follows:</p> <ul style="list-style-type: none"> The removal of a small area of land occupied by an office building at Aviary Road from the West Salford Greenway boundary 	Having regard to the uses occupying the site (office building and garden).	<ul style="list-style-type: none"> Figure 1 (Spatial portrait) Figure 8 (Tourism development context) Figure 16 (Green infrastructure of strategic significance) Figure 20 (Strategic recreation routes)
Policies Map Chapter 22 Green Infrastructure	Amend the policies map to delete Local Green Space (Local Plan: DM policy GI5/1-10).	To reflect deletion of the policy from the plan.	<ul style="list-style-type: none"> Figure 18 (Local Green Space) to be deleted
Policies Map Chapter 23 Biodiversity and geodiversity	<p>Amend the boundary for Sites of Biological Importance (Local Plan DM policy BG2/10-41) as shown on the policies map as follows:</p> <ul style="list-style-type: none"> Show updated SBI layer from 2018 survey which includes a change to the boundary of the Marsh near Clifton Junction SBI (BG2/27) 	In response to updated survey information from GMEU.	<ul style="list-style-type: none"> Figure 19 (Biodiversity assets)

ANNEX A Local Green Space sites: details of protection afforded by other SLP: DMP policies and/or designations

Site / SLP: DMP policy ref	Site Area (hectares)	Ward	Protection from other SLP: DMP policies and/or designations	Other Protection (not SLP: DMP)
The Meadow (GI5/1)	6.4	Broughton	<ul style="list-style-type: none"> ▪ Policy AP1/H City Centre Salford – The Meadow and Peel Park (whole site) ▪ Policy GI3 Irwell Valley (majority of the site) ▪ Policy BG2/32 Development and Biodiversity – Site of biological importance, River Irwell (perimeter of the site adjacent to the river) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	Not applicable
Brickfield Wood (GI5/2)	2.0	Boothstown and Ellenbrook	<ul style="list-style-type: none"> ▪ Policy BG2/14 Development and Biodiversity – Site of biological importance, Brickfield Wood (whole site) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	Not applicable
Three Sisters (GI5/3)	4.5	Eccles	<ul style="list-style-type: none"> ▪ Policy BG2/5 Development and Biodiversity – Local Nature Reserve, Three Sisters (majority of the site) ▪ Policy BG2/35 Development and Biodiversity – Site of biological importance, Three Sisters (majority of the site) 	Definitive public right of way – Eccles 18 (through north of site)

Site / SLP: DMP policy ref	Site Area (hectares)	Ward	Protection from other SLP: DMP policies and/or designations	Other Protection (not SLP: DMP)
			<ul style="list-style-type: none"> ▪ Policy R3 Protection of recreation land and facilities (whole site) 	
Blackleach Country Park (GI5/4)	32.3	Walkden North	<ul style="list-style-type: none"> ▪ Policy BG2/1 Development and Biodiversity – Local Nature Reserve, Blackleach Country Park (majority of the site) ▪ Policy BG2/12 Development and Biodiversity – Site of biological importance, Blackleach Country Park (majority of the site) ▪ Policy R3 Protection of recreation land and facilities (whole site) ▪ Policy R4/7 Strategic Recreation Route – Linnyslaw Loopline (through the middle of the site) 	Definitive public rights of way – Worsley 121, 122, 123 and 124 (partly through the site)
Roe Green (GI5/5)	3.4	Worsley	<ul style="list-style-type: none"> ▪ Policy HE1/12 Heritage Protection – Conservation Area, Roe Green / Beesley Green (whole site) ▪ Policy GI4 West Salford Greenway (whole site) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	
Land at Beesley Green and Kempnough Brook (GI5/6)	27.0	Worsley	<ul style="list-style-type: none"> ▪ Policy HE1/12 Heritage Protection – Conservation Area, Roe Green / Beesley Green (part of the site) ▪ Policy GI4 West Salford Greenway (whole site) 	Definitive public rights of way – Worsley 157 (whole), 158 (part), 159 (part) and 160 (small part)

Site / SLP: DMP policy ref	Site Area (hectares)	Ward	Protection from other SLP: DMP policies and/or designations	Other Protection (not SLP: DMP)
			<ul style="list-style-type: none"> ▪ Policy BG2/6 Development and Biodiversity – Local Nature Reserve, Worsley Woods (part of the site) ▪ Policy BG2/41 Development and Biodiversity – Site of biological importance, Worsley Woods (part of the site) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	
Worsley Woods, Old Warke Dam and Aviary Field (GI5/7)	32.0	Worsley	<ul style="list-style-type: none"> ▪ Policy GB1 Green Belt (Wardley Wood area of Worsley Woods only) ▪ Policy HE1/16 Heritage Protection – Conservation Area, Worsley Village (part of the site) ▪ Policy HE1/17 Heritage Protection – Scheduled Ancient Monument, The Delph (within the site) ▪ Policy HE6/1 Canals – The Bridgewater Canal (within the site at the Delph only) ▪ Policy GI4 West Salford Greenway (whole site) ▪ Policy BG2/6 Development and Biodiversity – Local Nature Reserve, Worsley Woods (majority of the site) ▪ Policy BG2/41 Development and Biodiversity – Site of biological importance, Worsley Woods (majority of the site) ▪ Policy R3 Protection of recreation land and facilities (part of site) 	Definitive public rights of way – Worsley 54 (whole), 67 (whole), 160 (majority), 161 (whole) and 162 (whole)
Broadoak South (GI5/8)	27.0	Worsley	<ul style="list-style-type: none"> ▪ Policy GI4 West Salford Greenway (whole site) ▪ Policy R3 Protection of recreation land and facilities (public rights of way only) 	Definitive public rights of way – Worsley 24 (small part), 51 (whole), 70

Site / SLP: DMP policy ref	Site Area (hectares)	Ward	Protection from other SLP: DMP policies and/or designations	Other Protection (not SLP: DMP)
				(majority), 71 (whole), 74 (whole), and 163 (whole)
Duke's Drive (GI5/9)	10.1	Worsley	<ul style="list-style-type: none"> ▪ Policy GI4 West Salford Greenway (whole site) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	Definitive public right of way – Worsley 24 (majority)
Worsley Green (GI5/10)	1.8	Worsley	<ul style="list-style-type: none"> ▪ Policy HE1/16 Heritage Protection – Conservation Area, Worsley Village (whole site) ▪ Policy R3 Protection of recreation land and facilities (whole site) 	Village Green designation (legal status)