

# Publication Salford Local Plan: Development Management Policies and Designations

## Community Impact Assessment (CIA) Addendum

January 2021

### 1. Introduction

- 1.1 The [Publication Salford Local Plan Development Management Policies and Designations](#) (SLP:DMP) and its accompanying [Community Impact Assessment](#) (CIA) were published in January 2020. Comments were invited on the plan and the various supporting documents over a six-week period until Friday 20 March 2020.
- 1.2 Whilst it was anticipated that the Publication SLP:DMP 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. As a result of this, an Addendum to the SLP:DMP has been published; this is in two parts and relates to Main Modifications, and Additional Modifications (February 2020).
- 1.3 Comments are being invited on all of the proposed modifications to the SLP:DMP and supporting documents between 5 February and 19 March 2021.
- 1.4 This document forms an addendum to the CIA which was published alongside the Publication SLP:DMP. No comments were received to the CIA when it was published in January 2020.
- 1.5 The purpose of this addendum is to provide an assessment of any differing impacts to those originally identified in the CIA as a result of proposed modifications to the SLP:DMP. Whilst some of the modifications proposed to the Publication SLP:DMP are considered to be 'main' in nature, the vast majority of the CIA is considered to remain relevant. This addendum will be submitted to the Secretary of State alongside the January 2020 CIA.

### 2. Community Impact Assessment Addendum approach

- 2.1 Each of the protected characteristics have been considered against the proposed modifications to the SLP:DMP. Where these modifications have implications for the findings of CIA these are set out in the relevant sections below. Various other amendments have been made to policies referred to in the CIA, however it is considered these changes do not have a materially different impact on protected groups or individuals from those already identified.

### **3. Assessing the impact of SLP:DMP Proposed Modifications Addendum**

- 3.1 The following section outlines the potential impact of the proposed modifications to the SLP:DMP on protected groups or individuals:

*Protected characteristic or other group: age*

- 3.3 Various modifications to Chapter 12 (Town centres and retail development) are proposed in response to the changes to the Use Classes Order (UCO) which were introduced by the government in September 2020. These changes include modifications to those parts of policies which seek to control the loss of retail units (previously categorised as use class A1) and the designation of primary and secondary frontages within centres. Modifications to Chapter 12 should still allow for the continued provision of a wide range of types of jobs throughout the city that cater for all ages, and so do not alter the conclusions reached in the CIA.
- 3.4 A new Policy TC5 (Community facilities) is proposed to be added to Chapter 12 of the SLP:DMP. The policy seeks to protect existing community facilities and provides policy guidance for the provision of new community uses. 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. By affording protection to existing community facilities this should benefit all who live in the city, or use facilities located within the city. The protection afforded to schools and nurseries will directly benefit children and young people. Protection afforded to health care facilities will benefit all but particularly the young and old who generally draw upon health services more often. People with disabilities may also need to make use of health services more than other residents in the city. Community centres often provide activities and groups targeted specifically at either younger or older people. Protecting recreation facilities again benefits all who live and work in the city, including providing more opportunities for young people to participate in sport and recreation. This could encourage young people to have healthier lifestyles and help to tackle childhood obesity.
- 3.5 There are recognisable physical and mental health benefits for all associated with access to green space. Such spaces also provide opportunities for social interaction which helps foster community cohesion. Policy G15 (Local Green Space) and the proposed Local Green Space designations identified on the policies map have been deleted from the SLP:DMP. The reason for this is that there is considered to be a relationship between this type of designation and development needs, as identified in paragraph 99 of the National Planning Policy Framework. 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 designations of these sites as Local

Green Spaces will therefore be deferred to part two of the Local Plan (Core Strategy and Allocations).

- 3.6 Although it is proposed that the Local Green Space designations are removed from Part 1 of the Local Plan (i.e. the SLP: DMP) and deferred to Part 2, these sites would still be provided significant protection through other designations that are appropriate for Part 1 of the Local Plan. For example, a number of the Local Green Space sites form part of the West Salford Greenway which is designated under policy GI4 of the SLP: DMP. Given this, it is considered that the deletion of Policy GI5 will have a neutral impact.
- 3.7 Policy H2 (Size of dwellings) has been modified to clarify that co-living developments do not have to meet national space standards. This may impact on younger people given that this housing model is aimed at such a demographic. However, criterion 1 of Policy D5 (Amenity) and criteria 3 and 4 in Policy D7 (Housing design) seek to ensure that acceptable amenity is provided. As such the aforementioned change to Policy H2 is not considered to have a detrimental impact overall.
- 3.8 Policy H6 (Housing for older people) criterion 1 has been modified to refer to new housing for older people not leading to a demonstrable supply of a particular type of accommodation. This will seek to ensure that housing for older people does not lead to an oversupply which would be detrimental to those seeking other forms of accommodation that may be more appropriate to their age and associated needs.

*Protected characteristic or other group: disability*

- 3.9 Having reviewed the proposed modifications to the SLP:DMP, it is considered there are no differing impacts to those already set out in the CIA.

*Protected characteristic or other group: gender*

- 3.10 Having reviewed the proposed modifications to the SLP:DMP, it is considered there are no differing impacts to those already set out in the CIA.

*Protected characteristic or other group: race, religion and belief*

- 3.11 The new community facilities policy (Policy TC5), of which further detail is set out under the age protected characteristic above, seeks to protect existing community facilities and includes criteria to assess proposals for new community facilities. The protection of existing community facilities, including places of worship, will benefit residents and those who work in/visit Salford and who identify themselves as belonging to a religious group. Setting out criteria for new community facilities, including the requirement for new facilities to be accessible to the community it serves, may provide additional choice for those that identify themselves as belonging to a particular faith group, or help to direct new places of worship to areas where there is currently a need for such provision.

- 3.12 Paragraph 11.8 of the introductory text to Policy H2 (Size of dwellings) has been amended and now refers to dwellings meeting identified local needs. This change clarifies how the policy will be implemented and will help support the provision of larger accommodation in places like Broughton Park where there are larger family sizes, particularly associated with the Orthodox Jewish community.

*Protected characteristic or other group: sexual orientation*

- 3.13 Having reviewed the proposed modifications to the SLP:DMP, it is considered there are no differing impacts to those already set out in the CIA.

*Protected characteristic or other group: socio-economic inequalities*

- 3.14 Protecting community facilities including libraries via new Policy TC5 (Community Facilities) has the potential to ensure Salford residents continue to have access to books and computers which aid learning.
- 3.15 Policy F2 (Social value and inclusion) has been expanded to explain that a framework of measures will be established to assist developers in identifying how development can maximise its social value and further guidance on delivering social value may be developed through a supplementary planning document. This provides some clarity to developers about how this policy will work in practice and therefore assist in its successful implementation. The changes could therefore improve the overall impacts by ensuring developers understand the requirements better from the outset. That said, the measures themselves will not be in the plan, only an explanation that this is how the policy will operate – it will be the establishment of an effective set of measures that will make the real difference to the policy's implementation. This addition to Policy F2 also has the potential to provide community cohesion benefits.
- 3.16 Policies GI2 (Chat Moss) and GB2 (Soils and agricultural land) state that new, or extensions to existing, turf production operations will not be permitted on Chat Moss. Policy GB2 also states that elsewhere within Salford proposals for turf production will be closely examined in line with this policy. This may result in the loss of some jobs or job opportunities. However, alternative opportunities are likely to be available through alternative land management approaches. Other modifications to Policy GI2 support a broader range of land uses than was previously the case. In addition, new jobs will be created at the permitted Port Salford which is in close proximity to Chat Moss.

*Impact on community cohesion*

- 3.17 Protecting existing community buildings and spaces in Policy TC5 should afford additional protection to facilities which provide opportunities for social interaction and also help to promote community cohesion and a sense of belonging to a community. Guidance on appropriate locations for new community uses will help ensure the facilities are accessible to the community they intend to serve providing additional opportunities for social interaction.

3.18 The benefits of green spaces for meeting others in the local community can foster community cohesion. The deletion of Policy GI5 (Local Green Space) is addressed under the age protected characteristic assessment, and for the reasons set out above, its deletion is considered to have a neutral impact on community cohesion.

#### **4. Conclusions**

4.1 Having regard to the proposed modifications to the SLP:DMP, the assessment set out in the CIA largely remains relevant. This addendum document has provided an additional assessment of any differing impacts to those originally identified as a result of the proposed modifications to the Publication SLP:DMP. Overall, the assessment has shown that the changes to the Local Plan will either benefit or have a neutral impact on protected groups or individuals.