

Claremont and Weaste Neighbourhood Plan Consultation Comments

The following table lists the formal comments received during the Neighbourhood Plan consultation period and the Council's response. The table are ordered according to the sections in the plan.

General Comments		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Central Salford Urban Regeneration Company	<p>Support: Central Salford Urban Regeneration Company welcomes the opportunity to respond to this consultation.</p> <p>Whilst much of the URC's work is focused on the four transformation areas, securing the sustainable future of the Claremont and Weaste area will be an important element in the delivery of the Vision and Regeneration Framework for Central Salford.</p>	<p>Noted</p> <p>The important role of the URC in the area is recognised and they have been invited to all Advisory Group meetings.</p>
Highways Agency	<p>Support: The Highways Agency do not wish to suggest any changes to this document.</p>	<p>Noted</p>
North West Development Agency	<p>Observation Note that the plan is non-statutory planning document and will not form part of Salford's LDF. Previously expressed concern about the weight attached to such Documents in planning applications. More recently para 6.9 of the consultation draft PPS12 states 'district/borough/city councils should not produce planning guidance other than the SPD where the guidance is intended to be used in decision making or the coordination of development'</p>	<p>Noted</p> <p>Although they do not form part of the council's local development framework, Planning Guidance documents are an important material consideration in the determination of planning applications and have the advantage of a relatively short preparation timetable. The Guidance is consistent with the statutory development plan and other relevant planning policy documents and each policy is linked back to a policy in the UDP or adopted Supplementary planning Documents. No conflict between the Guidance and other policies is anticipated.</p>

3. Claremont Weaste Vision in 2020		
Organisation	Council's interpretation of representation	Council's response/ proposed change
GMPTE	Observation: Whilst it is recognised that the area is already well served by public transport it is considered that the Vision Statement should aspire to retain and improve this level of accessibility. Therefore it is suggested that the Statement includes reference to public transport	Accepted. Wording of vision to be revised; "Residents will have easy safe and pleasant access on foot and by public transport to employment, schools shopping and community facilities.
Central Manchester Hospital Trusts	Support: The creation of a safe and pleasant neighbourhood, will underlie the proposed redevelopment of the RMCH, Pendlebury, where there is a real opportunity to create a distinctive neighbourhood, which will contribute to the enhancement of the urban character of the surrounding residential area.	Noted

4. What do we want to achieve?		
Organisation	Council's interpretation of representation	Council's response/ proposed change
GMPTE	Observation: It is considered that one of the objectives in 4.1 should relate to public transport as it is important for residents to be able to access employment opportunities, shopping and leisure by public transport and therefore this should be included as one of the overarching objectives.	Accepted The first bullet point of 4.1 will include reference to easy access by public transport as part of the objectives of the plan.
CAMRA	Observation: We believe that a public house can serve a wide variety of people, increase a sense of community and provide a focal point. Therefore they should be classed as community facilities	Noted. It is agreed that public houses are valuable community facilities, but not considered necessary to highlight them as an objective.
Theatres' Trust	Support: We have read the document and support the objectives at 4.1 but have no comments to make that may be pertinent or useful.	Noted

5. Moving around		
Organisation	Council's interpretation of representation	Council's response/ proposed change
GMPTE	Observation: It is noted (Map 5.1 on page 7) that some of the roads used by these services are designated as "proposed neighbourhood streets", including Weaste Lane, Gore Avenue, Liverpool Street, Claremont Road and Swinton Park Road. Care will be needed to ensure that any future traffic calming or restraint will continue to allow this good bus penetration.	Accepted This is an issue for detailed design as and when individual traffic calming schemes are developed.
Salford City Council Children's Services	Observation: We do think there would be merit in trying to establish, as far as possible, safe walking/cycling routes to the new schools, and St Luke's school. We also anticipate that a number of people will chose Lightoaks school and routes to this school could also be considered	Accepted The draft plan identifies creation of a network of pedestrian and cyclist friendly routes as a priority. 5.11 refers to improvements to highway safety on Lancaster Road as part of the Safer Routes to Schools It is envisaged that routes to schools will form an integral part of this work. The Education skills and employment chapter will refer to extending this programme
Red Rose Forest	Observation: Under 'Tree planting in suitable locations, including residential streets', we would welcome the addition of 'and neighbourhood shopping areas'. This has been the focus of our A666 work, and has been especially effective in enhancing these important local facilities.	Accepted Statement One will be changed to reflect this.
SCC Environment Directorate	Observation: Green Access Corridors <ul style="list-style-type: none"> ▪ Use significant soft landscaping 	Accepted Amend 5.4 to incorporate this definition.

5. Moving around		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	(preferably with native species) to enhance key routes linking areas of greenspace	
CAMRA	Observation: Are Public Houses included in the criteria of daily needs available within walking distance? If not we would ask that public houses are included if it would help the aid the retention of public houses or increase future planning applications	Noted. It is agreed that public houses are valuable community facilities, but not considered necessary to highlight them in this document.
Central Salford Urban Regeneration Company	Observation: The URC has commissioned the production of a Public Realm Handbook to be adopted by the City Council as informal planning guidance. This will establish the design principles and specifications for enhancement and greening of streets and public spaces establishing a specification for a hierarchy of routes from grand boulevards to green and walkable streets. Within Claremont and Weaste routes identified are: Eccles Old Road, Eccles New Road, Langworthy Road, Stott Lane, Lancaster Road and Bolton Road. We would be happy to discuss emerging priorities from the Neighbourhood Plan process and opportunities for these to inform the emerging Public Realm Handbook.	Noted The Public Realm Handbook will be referred to in 'What's Happening Now?' element of section 5. Proposals will be referred to the URC and ensure proposals in the CW Plan and the Public realm handbook are in alignment.

5. Moving around		
Organisation	Council's interpretation of representation	Council's response/ proposed change
GMPTE	Observation: Within the area, there are a number of local bus services accessing the residential estates and local facilities, which have recently benefited from significant investment in new, low floor, fully accessible vehicles.	Noted Reference to new vehicles added to 5.4
GMPTE	Observation: There may be an opportunity to jointly review the location and type of passenger infrastructure as part of the work on neighbourhood streets and strategic routes.	Noted – This is an issue for detailed designs when individual traffic calming schemes are developed.
Red Rose Forest	Support: We welcome the inclusion of the Priority for tree planting in suitable locations, including residential streets These are all in accord with the objectives and priorities of Red Rose Forest and with 'England's Trees, Woodlands and Forests', the Forestry Commission Strategy for England.	Noted
Red Rose Forest	Observation We would like to reference to our Green Streets Programme	Not accepted: As the programme is not currently operating in the area, it is not appropriate to refer to it in this section. However, it is agreed that Green Streets is a possible model for implementing part of the proposed improvements.

5. Moving around		
Organisation	Council's interpretation of representation	Council's response/ proposed change
SCC Environment Directorate	Observation: Statement 1 Moving Around Priorities (page 8) Need to include an additional section covering Green Access Corridors as shown on Map 5.1.	Not accepted A summary of the purpose of Green Access corridors is already included in paragraph 5.5. These are indicative at this stage. It is not appropriate to provide further information in this document.
Salford Primary Care Trust	Observation: Transport was also mentioned as a large issue for local residents i.e. transport going from north to south is very limited and is important to highlight.	Noted: This issue is already referred to in the draft plan. Amend paragraph 5.3 to highlight in particular the lack of services to Salford Quays

6. Housing		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Central Salford Urban Regeneration Company	<p>Observation: Key objectives for Claremont and Weaste area should be to strengthen the market attractiveness of the area through supporting new housing development. In Claremont the aim will be to ensure the continued attractiveness of the area for high quality and affordable family housing due to the provision of greenspace and its vicinity to the regional centre.</p> <p>To support the stabilisation of Weaste, housing development should include new family housing with private garden space , especially around the Willows area. This will support the HMR objectives of diversifying housing stock and tenure.</p>	<p>Accepted. It is agreed that the Statement 2 housing priorities should be amended to refer to role of any new development to strengthen the sustainability of the area through supporting new housing development appropriate to its location.</p> <p>Policy CW3 on the Willows will be amended to clarify that the site should be used for family housing.</p>
GMPTE	<p>Support: Statement 2 on page 10 states that 'higher density development should take place along Eccles New Road to reflect its good access to public transport'. GMPTE supports the view that high density development should be located in close proximity to high frequency transport corridors.</p>	<p>Noted This policy is based on the adopted Planning Guidance on Housing</p>
GMPTE	<p>Objection: The Plan singles out Eccles New Road which does have a daytime tram</p>	<p>Not accepted. Policy HOU1 of the adopted Housing Planning Guidance requires</p>

6. Housing		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	frequency of 5 per hour and a daytime bus frequency of 6 per hour but only to a limited range of destinations. By comparison, Eccles Old Road features a daytime bus frequency of at least 12 per hour, and Bolton Road has a daytime bus frequency of at least 20 per hour, benefiting from 3 "high frequency" routes. Perhaps therefore these two other routes could be considered for high density development as well.	that the large majority of new dwellings in the area containing Eccles Old Road and Bolton Road should be in the form of houses but within Central Salford including Eccles New Road new development should provide a broad mix of types with apartments on the most accessible sites including Eccles New Road.. Given that the potential scale of new development along Eccles New Road and Bolton Road is expected to be limited, it is not considered appropriate to include such a statement in this document.
GMPTE	Observation: GMPTE would like the plan to include a commitment to the effect that new residential development will include a Residential Travel Plan to feature a "Welcome Pack" of local transport information with a transport season ticket to encourage travel by sustainable modes from the outset. GMPTE is currently designing a 'developer pack' which will be on sale to developers and will be 'tailor-made' to meet the requirements of particular developments.	Not accepted. Although the use of Welcome Packs is supported, it is not considered that this is an issue of such significance, or of greater significance in this area than other parts of the city, to warrant inclusion in this document.

7. Business and retail		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Central Salford Urban Regeneration Company	Observation: Linked to the opportunities that mediacity:uk will present, we consider that the Neighbourhood Plan could usefully refer within Statement 4 – Business Priorities to the need to support the redevelopment of existing employment sites within the south of the plan area for new and higher value employment uses.	Accepted Add new bullet to Statement 4 supporting the redevelopment of sites south of Eccles new Road for new and higher value employment uses. Amend paragraph 7.8 and 7.09 to refer to planning Guidance for mediacity:uk
Central Salford Urban Regeneration Company	Observation: We note the reference at Paragraph 7.6. Whilst the URC has agreed to fund the feasibility study as part of the Neighbourhood Environmental Improvements Programme local prioritisation process, we wish to clarify that that this in no way implies a commitment to fund any improvement scheme, which would need to attract funding from elsewhere.	Accepted Paragraph 7.6 will be amended.
Central Salford Urban Regeneration Company	Observation: Paragraph 7.9 could usefully be extended to identify that the mediacity:uk People and Communities Programme will also seek to build positive perceptions of mediacity:uk and the BBC and create productive and positive links between the development and the local community.	Accepted Amend 7.9 to incorporate the observation.
GMPTE	Observation: Section 7 'needs to place a greater emphasis on access to existing and future employment opportunities. Improving access to industrial zones such as Agecroft Commerce Park, Trafford Park, Salford Quays, Centenary Park and	Accepted This issue is already given emphasis, both in this section and section 5. However, it is agreed that an additional bullet point in statement 4 should be included to refer to all the employment areas.

7. Business and retail		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	mediacity:uk will be essential if residents of the Plan area and wider Salford are to benefit from greater inward investment.	
Central Salford Urban Regeneration Company	Observation: Mediacity:uk represents a major catalyst for change within the Neighbourhood Plan area. It is forecast to deliver £1.5bn investment in the regional economy, with employment opportunities for 15,500 people, and 700,000sqm of new and refurbished floor space for business, residential, retail and leisure uses.	Noted Indicate area of media city; uk and The Quays on Map 7.1
SCC, Neighbourhood Management, Eccles	Observation: Statement 3 says Develop the retail offer at West One in conjunction with the owners". Development of West One needs to be in tune with whatever is being developed for Eccles Town Centre as part of the Salford West Strategy. Already, Traders in the Town Centre feel that West One is very damaging to them and along with Morrison's has created a one-sided town centre. To see West One being developed with a lot of Council support would really send out the opposite message to the one we have been giving about the Town Centre.	Noted Make it clear in Statement 7 that developing West one will need to take into account the needs of the local community

7. Business and retail		
Organisation	Council's interpretation of representation	Council's response/ proposed change
CAMRA	Observation: 7.1 indicated the area is well served in line with the 'walkable neighbourhoods' ambition. With regard to public houses the main concentration is in the Irlams o' th' Height area, the loss of any of the other public houses in that area covered would impact on this.	Noted
GMPTE	Observation: GMPTE would like to see a commitment that inward development will be accompanied by developer contributions towards improved access measures and a further commitment to work, in partnership, with GMPTE and other delivery agencies to develop sustainable accessibility solutions.	Not accepted. It is not the purpose of this document to repeat planning policy guidance contained in other documents. The council's policy on developer contributions is set out in the Planning Obligations SPD and 13 Making it Happen.
CAMRA	Observation: 7.6 states 'priority is to protect and enhance the vitality of neighbourhood shopping centres at Irlams o' th' Height and Hope Village. Both areas have public houses which serve the local community and these should be protected.	Not accepted. It is not the purpose of this document to repeat planning policy guidance contained in other documents. Policy S3 and EHC 4 of the UDP sets out the council's policy on the reuse of community facilities

8. Education, skills and employment

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Organisation	Council's interpretation of representation	Council's response/ proposed change
Salford Primary Care Trust	Observation: 8.12, P. 17 of draft neighbourhood action plan The Provision of Full Day care is not mentioned in this section. Summerville is linked to Claremont Nursery for this provision	Accepted, Wording to be changed to reflect this.
GMPTE	Support: The PTE welcomes the reference to improving access to Jobcentre Plus and Learning and Skills Council services and to expansion of outreach "surgeries" in community venues. We would like to see reference to the potential for travel advice and journey planning services to be offered in conjunction with employment and training advice.	Noted All advisors have received travel planning, paid for by SCC and delivered by GMPTE.
Central Salford Urban Regeneration Company	Observation: An additional bullet point should be included at Paragraph 8.12, which states "The Spotlight process that is a key part of the Connecting People approach will develop greater integration and engagement from employment and skills providers with areas of Claremont and Weaste where this is most needed".	Not accepted The Spotlight process concerns Council procedures and it is not relevant to the plan
Salford City Council Children's Services	Observation: Whilst we recognise that this is a high level plan, there are some comments which are so general that they really do not communicate very much. So for instance, comments about trying to improve educational standards in the area apply to the city generally and do not reflect any particular intention on the part of Children's Services to undertake additional specific activity in this area. This could of course change if further resources become available.	Not accepted City wide aims and objectives have been included in the plan where they also relate directly to the plan area. This is the case with education improvement.

9. Greenspace and environment

9. Greenspace and environment		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Central Salford Urban Regeneration Company	Observation: An additional bullet point should be included at paragraph 9.7, which states "A Neighbourhood Environmental programme funded by Central Salford URC has begun to develop a programme of local works to improve the environment".	Accepted Text will be added.
Salford City Council Children's Services	Observation: Page 21 first bullet point in Statement 7 – can you change the last line of this paragraph to remove the word possibly? As the legislation leaves no room for negotiation it might be better if we said: - "and the provision of alternative detached playing fields for schools use will be required".	Accepted Text will be changed to reflect this.
Council for British Archaeology	Support: We welcome many positive aspects in the document, for example the recognition of the historic interest of Buile Hill Park and Weaste Cemetery as open spaces (9i.1) and the recognition of the potential of the latter for local history studies and genealogical tourism (9.7);	Noted
Natural England	Support: The Claremont & Weaste Neighbourhood Plan does not fully engage with our environmental interests as it relates solely to urban development. However, we do welcome the priorities for greenspace and green access corridors between them.	Noted
Sport England	Support: Sport England broadly support the approach set out in Statement 7.	Noted
Red Rose Forest	Support: In particular we welcome the inclusion of the following Priorities:	Noted

9. Greenspace and environment		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	<p>Greenspace and environment Priorities</p> <ul style="list-style-type: none"> • Ensure all neighbourhoods have safe and easy access to open space, for example by • developing green links along key pedestrian and cycle routes. 	
Red Rose Forest	<p>Support: We welcome this Neighbourhood Plan in general terms as making a contribution to sustainable development within the Forest area.</p> <p>We particularly welcome the references made in the Plan to the Greenspace Strategy Supplementary Planning Document which will ensure that the area's potential for environmental and sustainability improvements is realised.</p>	Noted

10. Community facilities

10. Community facilities		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Sport England	Support: Sport England welcome the approach set out here in respect of sport and recreation facilities.	Noted
Broughton Congregation of Jehovah's Witnesses	Observations: At section 10.1 comments are made about the need for community facilities but the need for places of worship does not seem to have been included. We would like to recommend that the specific expression of 'places of worship' be included as community facilities	Not Accepted Paragraph 10.1 and Policy EHC 3 of the adopted UDP specifically includes places of worship as community facilities and these are shown in map 10. It is not considered necessary to highlight the need for such provision in this document.

11. Cross cutting themes A – community engagement

11. Cross cutting themes A – community engagement		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Central Salford Urban Regeneration Company	<p>Observation Paragraph 11.1 to the Secret Garden programme. The 'Secret Garden' programme is an engagement and innovation programme that aims to generate ideas for changing an area from residents, frontline workers and businesses and isn't just focussed on environment. In 07/08 approx 30k was allocated to Claremont and Weaste and priorities were determined through work with the community committee.</p>	<p>Accepted Wording will be changed to clarify the situation.</p>
Red Rose Forest	<p>Support: we welcome the inclusion of the following Priorities in Community Engagement</p> <ul style="list-style-type: none"> • Strengthening links between particular groups such as schools and older people • Strengthening community engagement around environmental. 	<p>Noted</p>

11. Cross cutting themes B - health

Cross cutting themes B -health		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Salford Primary Care Trust	<p>Observation: This section should expand to include information about Practice Based Commissioning and GP clusters, as well as the work of the Health Improvement teams.</p> <p>Also should include provision of and access to GP surgeries.</p>	<p>Accepted Text to be changed to reflect this.</p> <p>Accept text to be changed to reflect this.</p>
Sport England	<p>Observation: Active Design</p> <p>Sport England have a particular interest in the creation of healthy and liveable neighbourhoods</p>	<p>Noted</p>

11. Cross cutting themes C – design and heritage		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Council for British Archaeology	Support: Conservation Area Appraisals will help define the unique character of areas. Once this has been defined it is possible to design buildings and development which respect and reflect these characteristics.	Noted
Council for British Archaeology	Support: We applaud the aims of sections 10 and 11: 'To protect and enable the appreciation of the city's heritage'; and 'To maintain and enhance the quality and character of the landscape and townscape'.	Noted
Council for British Archaeology	Observations: Section 11.8 suggests that the concept of the city's heritage is somewhat restricted. It is important to check if there are scheduled monuments or Archaeological sites through the Manchester Sites and Monuments Record	Not Accepted There are no scheduled ancient monuments in the Claremont Weaste area. The S&MR records a large number of sites of archaeological interest throughout the area. These are protected through UDP Policy CH5 and the SMR record is available from the Greater Manchester Archaeological Unit. It is not necessary to repeat this policy in the Neighbourhood Plan basis in accordance with UDP and it is impractical and misleading to record all sites of potential archaeological interest in the plan

11. Cross cutting themes D – community safety		
Organisation	Council’s interpretation of representation	Council’s response/ proposed change
Salford City Council Children’s Services	Observation: Page 28 D: Community Safety – Children’s Services employ a School Security Coordinator to work with schools & other education settings to link them into the councils Section 17 duties.	Accepted Text will be changed to refer to the School Security Co-ordinator.

11. Cross cutting themes E – sustainability		
Organisation	Comment	Council’s response/ proposed change
United Utilities	Observation: The statement actually has “Minimise water consumption and runs off”. What is meant is: “Minimise drinkable water consumption” and “Minimise surface water run off	Accepted Amend bullets in Statement 13 to reflect this
United Utilities	Support: United Utilities agrees with the wording of this statement, particularly in terms of minimizing potable water consumption.	Noted
Natural England	Observation: We kindly request that you consider ways of bringing opportunities for biodiversity into the Plan in reference to the Council’s biodiversity duty in accordance with the Natural Environment and Rural Communities Act (NERC Act).	Not Accepted. It is not the purpose this document to repeat planning policy guidance contained in other documents. The Nature Conservation and Biodiversity SPD and the Sustainable Design and Construction SPD set out council policy on this issue.

11. Cross cutting themes E – sustainability		
Organisation	Comment	Council's response/ proposed change
Natural England	Observation: We strongly consider that a quote should be inserted from Section 40 of the Natural Environment and Rural Communities Act (NERC Act). Act to explain the Authority's duties as far as exercising its functions, and having regard to the purpose of conserving biodiversity.	Not Accepted . It is not the purpose this document to repeat planning policy guidance contained in other documents. The Nature Conservation and Biodiversity SPD and the Sustainable Design and Construction SPD set out council policy on this issue.

12 Areas of change

12. Areas of change Royal Manchester Children's Hospital		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Environment Agency	Observation: From a flood risk viewpoint, there are no extensive areas of the plan area that are shown at risk of flooding on the Agency's current published flood map. The development of the areas outlined in the plan will require flood risk assessments in accordance with PPS25 where the development area exceeds 1 hectare.	Noted
Sport England	Observation: Planning Obligations - As part of redevelopment, there could be opportunities for securing planning obligations for leisure and recreation development.	Not accepted. It is not the purpose of this document to repeat planning policy guidance contained in other documents. The Planning Obligations SPD and part 13 sets out council policy.
Cllr Lea/	Observation: The site should be used for an older person's retirement village and fits with the Council's strategy to provide 1 st class housing and support services for older citizens.	Accepted Officers from planning and Housing and Adult Services are investigating this option with the PCT and the owners.
Central Manchester Hospital Trusts	Support: 'We would like to express our support for the identification of the Royal Manchester Children's Hospital, Pendlebury site as an 'Area for Change'.	Noted
GMPTE	Observation: Any redevelopment of this site for residential use should seek to retain access through the site (Hospital Road) for potential future use by public transport services.	Noted. Hospital Road is likely to continue to be available for public transport.

12. Areas of change A – Royal Manchester Children’s Hospital		
Organisation	Council’s interpretation of representation	Council’s response/ proposed change
Central Manchester Hospital Trusts	Support: We also support Statement 2 that highlights the RMCH, Pendlebury site as a housing priority for predominantly family housing, and Statement 11 which recognises the opportunity for new development to enhance the character of Claremont Weaste as a pleasant residential suburb, through quality design.	Noted
United Utilities	Observation: records show lots of sewers in this area with capacity problems. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/ surface water sewer and may require the consent of the Environment Agency. .	Noted
Central Manchester Hospital Trusts	Objection: Boundary of Fyldes Fold, We would again object to the indiscriminate hatching of the boundaries of Fyldes Fold in Map 12.1, which brings an area of the hospital’s car park into its southern boundary. In addition the area requires landscape restoration due to the presence of Japanese Knotweed	Not accepted Clarify protection afforded to Fyldes Fold. Fyldes Fold should be retained and maintained as part of any development proposal. The woodland area of this site is protected by UDP Policy EN8 Nature Conservation Sites of Local importance The intention is to ensure the potential of a green route between open space on Sherwood Drive and open space south of Manchester Road .
United Utilities	Observation: United Utilities request that you pay very close attention to building design to conserve potable water.	Not accepted. It is not the purpose this document to repeat planning policy guidance contained in other documents. The Sustainable Design and Construction SPD set out council policy on this issue.

12. Areas of change A – Royal Manchester Children’s Hospital		
Organisation	Council’s interpretation of representation	Council’s response/ proposed change
Central Manchester Hospital Trusts	<p>Objection: Map 12.1 we object to the indiscriminate hatching on Map 12.1 which creates an inaccurate and inappropriate picture of the actual built heritage merit of the hospital buildings. We would request, therefore, that in reviewing the draft plan, that Map 12.1 is removed from the plan</p> <p>it is essential that an accurate and relevant appraisal of individual buildings is undertaken to justify inclusion on such a ‘local list’ and enable formulation of relevant development policies for the site.</p>	<p>Update Further work has been done to identify the buildings of heritage merit on the site together with an heritage appraisal of the buildings</p> <p>A submission has been made to English Heritage to statutorily List the identified buildings (the 1872 Hospital Building, the Nurses Home, Lodge and the Zachery Merton Building). This includes an appraisal of individual buildings.</p>
Central Manchester Hospital Trusts	<p>Observation: Boundary on the north side is slightly inaccurate</p>	<p>Update Amend plan to reflect actual; boundary on the north side</p>

12 Areas of change B – Hope High School

12. Areas of change B – Hope High School		
Organisation	Council’s interpretation of representation	Council’s response/ proposed change
Salford City Council, Children’s Services	<p>Observation: Current proposals are that Oasis Academy is to occupy the buildings at Hope until a new Academy site is made available at the Quays. The playing fields at Hope are excluded from the temporary lease as these are now proposed to be developed separately under BSF for All Hallows High School. The site of the current school buildings will be used as playing fields for the All Hallows High School</p>	<p>Update Although no final decisions have been taken, section 8 will be revised to include the current proposals to relocate All Hallows School to the current site of Hope High School, in which case only part of the Hope site may become available for redevelopment. Because of this change Hope High School will be deleted from the Areas of Change section.</p>
GMPTE	<p>Observation: Development of the Hope High School site should recognise that the frontage is well served by buses to the Regional Centre and all 4 of Salford’s Town Centres.</p>	<p>Accepted – Add bullet to 12.4 "The site is well served by public transport"</p>
Sport England	<p>Observation: The following policy objective applies in respect of Sport England’s role as a statutory consultee on planning applications involving playing fields. You may wish to discuss their possible implications in more detail in the near future. (see table appended)</p>	<p>Noted This is what is meant by the second bullet. The development of the existing school buildings as playing fields should be an acceptable substitute for the existing playing fields which are waterlogged and have been unused for many years. It should be noted that the site is opposite Buile Hill Park which offers extensive recreational facilities.</p>
United Utilities	<p>Observation: United Utilities request that you pay very close attention</p>	<p>Not accepted. It is not the purpose this document to repeat planning policy guidance contained in other documents. The Sustainable Design</p>

12. Areas of change B – Hope High School		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	to building design to conserve potable water. This could include water saving devices such as low volume taps, low volume showerheads, dual flush toilets, save-a-flush devices, water efficient washing machines and dishwashers.	and Construction SPD set out council policy on this issue.

12 Areas of change C – The Willows Area

12. Areas of change C – the Willows Area		
Organisation	Council's interpretation of representation	Council's response/ proposed change
United Utilities	Observation: United Utilities request that you pay very close attention to building design to conserve potable water.	Not accepted. It is not the purpose this document to repeat planning policy guidance contained in other documents. The Sustainable Design and Construction SPD set out council policy on this issue.
GMPTE	Observation: Currently public transport provision on Weaste Lane is relatively poor. Future development of this area should seek to maximise planning obligations to secure improved accessibility.	Not accepted – Not accepted. It is not the purpose of this document to repeat planning policy guidance contained in other documents. The Planning Obligations SPD and part 13 sets out council policy on planning obligation requirements. New development on the scale proposed should generate demand for public transport.

12 Areas of change D – Eccles New Road

12 Areas of change D – Eccles New Road		
Organisation	Council's interpretation of representation	Council's response/ proposed change
Bodyshop, local business	Objection Little Bolton Terrace: objection to the identification of the site as a future employment area.	Accepted: Plan to be amended to show continued residential use.
Bodyshop, local business	Observation: I suggest that policy CW4 ought to emphasize improvement of the image and environment of the Eccles New Road area and its connections to the north and south It is vital to encourage future private investment from employers and house builders and linking areas north of the M602 to the Quays.	Accepted. Eccles New Road would be subject to Statement 1 for major strategic Routes Text will be added to policy CW4 from Shaping Salford Design SPD emphasising how the appearance of Eccles New Road could be improved. Broadway Link Road will create a similar impression of the area and development along its length should reflect this. CW4 will be amended to require high quality development for employment along Eccles New Road
Bodyshop, local business	Support I agree with the principal of encouraging more residential development, although a mix of housing and tenure types should be encouraged. ENR offers the opportunity for lower value accommodation than offered at the Quays and is close to the employment centres of Hope Hospital and mediacity:uk. ?.	Accepted Clarify in CW4 a mix of housing types and tenure will be required based on Housing Planning Guidance (Policy HOU1 and HOU2):- High density family housing with apartments on development sites on the Eccles New Road frontage where they are most accessible to public transport and which is not suitable for family housing. Include a large scale plan of area between James Corbett Way and Kirkham Street showing the broad mix of housing. Require at least 20% affordable housing within development (including all housing types) in this area in accordance with policies HOU4-6 of the Housing Planning Guidance.
Councillor Ainsworth	Objection: In map 12.4 the residential development known as Little Bolton Terrace (to the east of the railway	Accepted: Plan to be amended to show continued residential use.

12 Areas of change D – Eccles New Road		
Organisation	Council's interpretation of representation	Council's response/ proposed change
	and west of the existing New Prospect depot on the north side of ENR) is identified as an 'employment area'. It seem to me there is a need to clarify that the NP does NOT propose change to the existing residential status.	
Central Salford Urban Regeneration Company	Observation: The remaining employment sites must however be afforded strong protection to counter future pressure for their redevelopment for residential uses. In this context we support the identification of employment areas on Map 12.4 but recommend that the policy text is strengthened to make direct reference that protection is afforded to these sites by Policy E5 of the UDP and that proposals for their redevelopment for non-employment uses will be strongly resisted.	Accepted. Amend CW4 bullet one to refer to UDP Policy E5 to clarify what is meant by employment use and the type of redevelopment required in the Employment area.
Central Salford Urban Regeneration Company	Observation: We question the identification of active frontages for new development as identified on map 12.4. We assume the purpose is to encourage new development that relates well to the street level and provides positive surveillance. Map 12.4 could usefully identify the broad location for new retail / community facilities, and we would suggest that these uses should be clustered at a single junction / gateway point along the corridor.	Accepted Identify on a separate plan suitable locations for buildings with ground floors which could be used for small scale retail and community uses
Central Salford Urban Regeneration Company	Objection The use of 'active frontage' should be reconsidered as it could mean retail, leisure or commercial space, which would not be viable in market terms across such a large	Accepted Amend CW4 to define active frontage based on policy DC3 in the Design and Crime Supplementary Planning Document- with main entrances visible from the street, front facing the street, and

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	area	surveillance of the street possible from buildings. Better define the degree of active frontage in Map12.4 and the supplementary map referred to above
Central Salford Urban Regeneration Company	Observation: The policy could however usefully identify broad parameters for building heights along the corridor. We suggest that a consistent approach of between 4 - 6 storeys to development fronting Eccles New Road would support the creation of an attractive boulevard along this important gateway route into Central Salford.	Accepted This would be visually appropriate. This would imply low rise flats along the Eccles New Road frontage with townhouses of 2-3 storeys behind.
Bodyshop, local business	Support I support the implied proposal for landuses to the south of Eccles New Road to be designated for Employment use in order to connect mediacity:uk to the A57 Corridor.	Noted
Bodyshop, local business	Observation: the plan should recognise the potential for better connectivity to the proposed Broadway Link road via a pedestrian cycle route . The pedestrian and cycle route through Weaste cemetery could offer the potential of opening up the recreational potential of both the north and south of the cemetery itself but not at the expense of what looks like the loss of higher value employment premises fronting on Broadway.	Noted Map 12.4 indicates a pedestrian cycle route through the cemetery and a link to the Broadway Link Road
Bodyshop, local business	Are comments on the provision of smaller scale retail facilities contradictory to current planning policies?	Noted Eccles New Road is not identified in the UDP as a Neighbourhood Centre UDP policy S2 will apply. Identify suitable locations for shops at the Langworthy and Weaste metro stops.

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		It is accepted that shops to meet local needs in these locations are appropriate within the terms of S2. Development on the site will have to meet other criteria in S2. Amend CW4 to reflect the need to refer to this policy
Central Salford Urban Regeneration Company	Support: We fully support the proposed approach to rationalise land use along the Eccles New Road corridor and consider this will be central to ensuring the sustainable future of this neighbourhood	Noted
Central Salford Urban Regeneration Company	Support: We recognise the need to protect employment sites within this area, particularly in the context of the catalytic effect of mediacity:uk which will generate new and changing demand for employment uses within this area, however we consider that redevelopment of those sites identified for residential use would not result in an unacceptable loss of employment land. Those sites identified are locationally not well suited to market requirements and we therefore consider their loss to be acceptable. Residential redevelopment on these sites would support the consolidation of the area as a stable residential community, and would facilitate the diversification of housing tenure.	Noted
Central Salford Urban Regeneration Company	Support: We also support the creation of new retail and commercial facilities fronting Eccles New Road to serve local needs	Noted
Central Salford	Support: We note that Policy CW4 identifies that high	Noted

12 Areas of change D – Eccles New Road		
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Urban Regeneration Company	density development along the Eccles New Road frontage will be appropriate to ensure that provision of amenities for the area is sustainable. We would agree with this approach, which is appropriate in this location given it lies along the Metrolink route and would serve to increase patronage of the Eccles service.	(see above)
Environment Agency	Observation: We would also point out that Gilda Brook forms the western boundary of the plan area. The brook is culverted beneath the M602 and the western part of the Eccles New Road site. The proposed development here will need to take into account the presence of the culvert and any potential flood risk from this.	Noted. This will be need to be taken into account in any detailed development proposal.
United Utilities	Support: The major treatment works, Salford Wastewater Treatment Works is in this area and we note your sensitivity in proposing employment areas surrounding the works and keeping housing areas further away. This is very important as the works would be a conflicting land use with residential properties.	Noted
GMPTE	Observation: Public transport on this East – West corridor is relatively good. However, north – south linkages are poor. Further development of this area for industrial use will need to recognise this is the opportunities for accessing employment are to be maximised for the benefit of residents of the Plan area and of the City as a whole	Noted – Refer to need to improve public transport links between Eccles new road and new employment opportunities in mediacity;uk

12 Areas of change D – Eccles New Road		
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Bodyshop, local business	Objection There should be a more flexible distribution of employment and residential land along the Eccles New Road frontages, helping to overcome crime/ security problems in the industrial sites and improving land and property values and increasing pedestrian traffic.	Not Accepted Employment land in the city is in short supply and the benefits of increasing residential development must be balanced against the need to retain and protect employment sites. Eccles New Road is not considered to have the same circumstances as Ordsall Riverside where redevelopment for mixed use is seen as having significant environmental benefits. In this area, it is not considered appropriate to promote such mixed uses.
Bodyshop, local business	Objection I object to the present Bodyshop site being designated as employment use. .	Not Accepted Employment land in the city is in short supply and the benefits of increasing residential development must be balanced against the need to retain and protect employment sites. The proposed area for residential development already has a substantial housing component. This is not the case in the vicinity of the Body Shop Site. Fundamental change will be dependant on the Core Strategy and Allocations DPD
Bodyshop, local business	Objection I object to the recently constructed light industrial and office premises being designated as residential as it may offer the opportunity for the relocation of displaced businesses from the more run down sites.	Not Accepted The proposed area for residential development already has a substantial housing component. This is not the case in the vicinity of the Body Shop Site. Fundamental change will be dependant on the Core Strategy and Allocations DPD In this case, the sites identified are considered to be natural extensions to the existing residential area and their redevelopment would have significant benefits for the amenity of neighbouring residents.

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Bodyshop, local business	Support with conditions: I agree with the proposal for pocket parks and greenspace. Longstanding vacant industrial units and the northern/ southern part of Weaste cemetery could be used for this purpose.	Not accepted. Creation of green spaces on the sites suggested would result in a loss of employment land, which is in short supply. Such green space would be less valuable than open space more accessible to residential areas.
Central Salford Urban Regeneration Company	Higher scale development could be appropriate if clustered at key junctions along the route to enhance their gateway function. The policy wording may therefore need to be revisited to ensure that the reference to high density development does not encourage developers to bring forward applications for taller buildings which may not be appropriate for this location	Not Accepted It is not felt that significantly higher scale development would be appropriate in these locations

13. Making it happen		
Organisation	Council's interpretation of representation	
		Update Expand 13.4 to summarise the provisions of the Planning Obligations SPD