

30/11/2010

Salford City Council

Draft Core Strategy

Representations received between 26th February – 29th November 2010

30/11/2010

General Comments

Ref	Individual/ Organisation	Chapter/ Policy	Title	Summary of Response
dcs1616	Independent Living Partnership Board		General Comments	<p>I am writing on behalf of the Independent Living Partnership Board in response to the above strategy.</p> <p>In 2008, a number of consultation events were undertaken with a range of disabled people including those with a physical disability, hearing or visual and dual sensory impairments. The aim of the consultation was to find out what kind of things organisations need to put in place to improve the health and wellbeing of disabled people living in Salford.</p> <p>This resulted in the production of a strategy document and action plan called Improving the Life Chances of Disabled People, which outlines clearly what disabled people told us, which I enclose.</p> <p>I know Graham Gentry is aware of these documents as there are some specific actions highlighted for Sustainable Regeneration.</p> <p>The Partnership Board are keen to ensure this strategy is taken into account when looking at the relevant sections of the core strategy.</p> <p>Also, what has become evident to the Partnership Board and reiterated by disabled communities is that senior managers and officers and others that are involved in designing new services and facilities across the city are not always involving disabled people fully in the process which potentially leads to costly mistakes being made whereby the facility or service does not meet the needs of disabled people and so they are not able to access or communicate effectively with people. The view of the Partnership Board is that if we get it right for disabled people then able bodied people generally will have no difficulties. Therefore we would urge that having a range of people with disabilities when designing services/ facilities should be automatically built into the planning agendas, and would like to see this included in the core strategy.</p> <p>Also, awareness raising and training in understanding the needs of disabled people is also recognised as an area that needs further development and improvement and features in the Improving Life Chances strategy.</p> <p>*A copy of “Improving the life chances of disabled people in Salford – a summary of our well being strategy for people with physical and/or sensory impairments 2009-2013” was also included with the comments.</p>

Chapter 8 - Housing

Ref	Individual/ Organisation	Chapter/ Policy	Title	Summary of Response
dcs1607	John Szymala	Policy H2	Greenfield Housing	<p>I have just found out about the proposal to build a very large number of houses on the green field site of Burgess farm, Walkden. Please note and register my very strong objection to this proposal on the following grounds:-</p> <ul style="list-style-type: none"> Green belt land Inadequate drainage Flood plain Inadequate access/egress Already congested roads Insufficient schools Insufficient local amenities A580 trunk road already congested and will become more so with new proposed bus route Destruction of wildlife habitat Destruction of public paths and much needed off road dog walking area. <p>I am not a NIMBY but demand that we preserve what little green space we have for the coming generations.</p>
dcs 1615	S A Woolley	Policy H2	Greenfield Housing	<p>I want to express my opposition to the above development. Green spaces in this area are rapidly disappearing and having looked at the plan of the site, the housing development will cover a much larger area than the greenspace. There will be at least 700 more cars from the housing (and more visiting the green space if that is eventually completed), all of which have to use Hilton Lane to access and exit the development. This along with the new Tesco superstore will lead to more congestion on the A6 and the A580. Road congestion is already a problem at the mini roundabout, where Hilton Lane, Bridgewater Road, Park Road and Newearth Road meet. There is also the long period in the preparation and building of the site, with all the heavy vehicles on the approach to Hilton Lane.</p> <p>Burgess Farm itself raises livestock and provides lovely new laid eggs. The owners have been there for about 50 years and should be allowed to continue to work it. We are all being encouraged to support local farms and for me, there is nowhere more local than this.</p> <p>People I have spoken to about these plans are not happy. Some feel there is enough vandalism and anti social behaviour in the local park without this other green space which I find hard to believe will eventually look anything like the glossy photographs.</p>

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				Can you tell me what is intended for the private green space which is on the draft masterplan.

Chapter 21 - Waste

Ref	Individual/ Organisation	Chapter/ Policy	Title	Summary of Response
dcs1605	Vinny Nield	Policy WM1	Waste Management	I am writing to object to the proposed waste transfer site which is to be built on the Green Lane Eco site. There is the biggest industrial site in Europe not more than 4 miles away that would be more suitable. The impact this facility would have on the surrounding areas of Monton Village would be detrimental to both the environment and the population. I urge you in the strongest possible terms to oppose this facility.
dcs1606	Beryl Carroll	Policy WM1	Waste Management	I wish to object to the proposal for a waste site at Green Lane.
dcs 1609	E Barnes	Policy WM1	Waste Management	I wish to object in the strongest possible terms to the building of the Green Lane Incinerator, this village is not the place for this kind of industrial development; It will make life here quite intolerable, & the traffic chaos it will cause will be to say the least very dangerous. Does the fact that Monton has 2 pelican crossings on a small section of road not indicate that we already have too much traffic, due in part to our nearness to the M60 motorway, Morning & early evening sees Monton come to a veritable standstill, if this ridiculous idea goes a head, Salford council which receives a large amount in Council tax from this area could see that fall sharply as people move out of the area, & nobody else want to buy property here, it could also see a drop in the Labour party representation in the Eccles & surrounding areas We do not want this Incinerator in Monton.
dcs 1610	Mr and Mrs C Talbot and Mr J Talbot	Policy WM1	Waste Management	We are shocked to hear of the proposed Incinerator on Green Lane, and we trust that you will dismiss the planning application out of hand. A waste site would be a disaster for Monton and Eccles.
dcs 1611	Evelyn Soanes	Policy WM1	Waste Management	Wish to put my NO NO NO to the proposed waste site at Green Lane Salford this will not only cause terrible blockages on the roads but is a health hazard.
dcs 1617	Gillian Millett	Policy WM1	Waste Management	I understand that Sky Properties are developing plans to build a waste transfer facility on Green Lane, Monton on the land where the Mitchell and Shackleton factory once stood, and I wish to formally register my objection to this facility. Although I understand there is a need to build waste transfer facilities I cannot understand why it is being considered to allow such a facility within a residential area, especially when it will be close to children's nurseries and schools, surely such a facility should be developed within the confines of an established industrial park such as Trafford Park.

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				<p>From a health and safety point of view surely such a development would increase the volume of HGV vehicles delivering into and out of the plant, possible health risks from the process emissions and smells from the processes taking place. There would literally be a rubbish tip in the middle of Monton, and wherever there is rubbish there is vermin, not the best thing to introduce to a residential area, is it?</p> <p>House prices are already at an all time low, for some people their equity is already less than the value of their house. Introducing such a facility would further reduce the value of the homes within the area.</p> <p>I am sure that you have received many more letters similar to mine all with the same request, please do not spoil Monton, leave it alone and build this facility in an industrial area that is equipped to handle the increased traffic flow and processes. Don't ruin this area - who wants to live near a rubbish tip? Would you?</p>
1619	DA and NJ Grimshaw	Policy WM1	Waste Management	<p>We email to object to the proposed plan of using the former Mitchell and Shackleton factory site on Green Lane as an 'eco park'. We feel that this would be detrimental to the area as one result would be a large increase in traffic in the already busy area, particularly HGVs. In addition there are likely to be antisocial smells and noise due to the waste site. This is a residential area and a further housing development would be a much better use of this land located opposite a recently restored section of the canal.</p>
1620	Safety Systems UK	Policy E2	Existing Employment Areas	<p>Policy E2 Asserts within the existing employment areas outside the Regional Centre, as identified in Salford's Employment Land Review, the improvement and development of sites and premises for industrial and warehousing uses; employment-generating uses of a similar nature; and offices of a modest scale will be supported. The provision of training facilities and similar uses directly connected to employment provision will also be supported.</p> <p>The Draft Policy goes on to state uses other than those identified above will only be permitted where they would not have any significant adverse impact on the employment uses remaining in the employment area and they would be consistent with the overall scale and distribution of the loss of industrial and warehousing land identified above. Draft Policy E2 also asserts that the site should either be specifically identified as being appropriate for other uses in a document that has been adopted by Salford City Council and takes full account of the overall need for employment land within the city and individual parts of it. Alternatively, the premises must have been subject to a detailed market appraisal that clearly demonstrates that there is no current or likely future demand for them, including evidence of comprehensive marketing over a prolonged period (typically at least 12 months, and longer where market conditions are more challenging) and consideration of a full range of employment and related uses (including open storage and waste management).</p>

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				<p>Safety Systems UK supports this Draft Policy, as it provides a flexible approach for the release of low quality sites identified in the Employment Land Review, such as the land to the rear of Safety Systems UK, without the need for specific marketing of the site. Bearing in mind current market conditions, this is likely to allow those low quality sites to come forward sooner for beneficial re-use, which will deliver associated economic regeneration benefits.</p>
1621	Safety Systems UK	Policy H1	Scale and Distribution of Housing Policy	<p>This Policy states that over the plan period (2007-2027), Salford will deliver a net increase of 33,750 dwellings. This is broken down in both phases and by location and it is identified that within Walkden and Little Hutton, an additional 2, 650 dwellings are proposed.</p> <p>This is supported by the Spatial Framework and paragraph 6.31, which asserts, "Approximately 2,650 dwellings will be constructed, predominantly in the form of family housing. These new homes will be provided on a range of sites, including the Growth Point site of the Linnyslaw Industrial Estate."</p> <p>Safety Systems UK supports this Draft Policy, as it supports the delivery of housing in Walkden and specifically at vacant land to the rear of the Safety Systems factory. As highlighted in the SHLAA representation, the site to the rear of Safety Systems UK would be available for development within the next 5 years; however, since the main factory site is currently operational, that it would not be appropriate to bring this site forward until later in the plan period.</p> <p>To summarise, the redevelopment of the vacant Moss Lane site to the rear of Safety Systems UK would bring forward a piece of the jigsaw in the wider Linnyslaw site. This vacant land could be delivered within a 5 year timescale and could complement the land to the south and east which already benefits from outline planning permission. A review of the Council's Employment Land Review, existing planning guidance and Draft Core Strategy, have highlighted that the site would be suitable for a Strategic Allocation in the Core Strategy. This is supported by the identification of the Linnyslaw site as a Growth Point in the Spatial Framework and thus the commitment to deliver a large amount of housing in this location over the plan period.</p>