

SALFORD CITY COUNCIL

HOUSING PLANNING GUIDANCE

STATEMENT OF MAIN ISSUES RAISED IN REPRESENTATIONS

1. INTRODUCTION

- 1.1 This document is a statement of the main issues raised in representations to the draft Housing Supplementary Planning Document (which the city council consulted upon between 19th May and 29th June 2006), and how these issues have been addressed. This statement also incorporates details from the previous consultation statement, published in May 2006, under regulation 17(1), which details the consultations that were carried out in the preparation of the draft SPD.
- 1.2 In due course (May 2008), the Council will be adopting a Statement of Community Involvement (SCI) that will set out how the public will be consulted on new planning policy and planning applications. Once the SCI is adopted planning documents will be required to conform to its provisions.
- 1.3 This Consultation Statement has been prepared in advance of the SCI, but aims to reflect the intentions of Government planning guidance for reporting on community involvement in the plan making process. It describes the involvement of stakeholders, the community, voluntary organisations, and statutory consultees in the preparation of the document.
- 1.4 The consultation process adopted meets both the minimum requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004 and the gold standards in community involvement devised by Partners IN Salford.
- 1.5 In light of comments received during the consultation period and in order to fully comply with Government guidance, the city council has made significant changes to the document and incorporated these into Housing Planning Guidance (as opposed to a SPD).
- 1.6 The city council intends to adopt the Housing Planning Guidance in December 2006.

2. GOLD STANDARDS IN COMMUNITY INVOLVEMENT

- 2.1 Partners IN Salford (Salford's Local Strategic Partnership) have devised 5 aspirational standards for community involvement and all partners of the Council are signed up to delivering community involvement in this way (www.partnersinsalford.org/communityinvolvement).
- 2.2 The Gold Standard is a goal for partners to aim towards, particularly where there is activity or proposed change within the City that will have a significant impact upon local communities. They are:

- 1) Value the skills, knowledge and commitment of local people.
- 2) Develop working relationships with communities and community organisations.
- 3) Support staff and local people to work with and learn from each other (as a whole community)
- 4) Plan for change with, and take collective action with, the community.
- 5) Work with people in the community to develop and use frameworks for evaluation.

3. INITIAL PROCESS OF COMMUNITY INVOLVEMENT

- 3.1 A number of consultation exercises were undertaken, in order to raise awareness of the scope and role of the draft Housing SPD, and seek the maximum contribution of ideas and options from interested parties.
- 3.2 The production of the draft Housing SPD tied closely into that undertaken for the production of the Affordable Housing Strategy, a Strategy that involved establishing a close working relationship between the Housing Strategy and Partnerships Section, Spatial Planning, and key stakeholders.
- 3.3 As part of the development of the Affordable Housing Strategy and the draft Housing SPD, elected members, city council staff and interested parties were consulted through the following groups/events:
 - An Affordable Housing Working Group;
 - Affordable Housing All Party Steering Group;
 - A special meeting of the Salford Strategic Housing Partnership;
 - Presentations to the Environmental, Housing & Planning Scrutiny Committee;
 - Discussion with RSL Strategic Issues Forum;
 - Presentation to the Planning Sub-Group of the Environmental, Housing & Planning Scrutiny Committee;
 - Focus group with Private developers over dwelling affordability;
 - Planning Obligations SPD Workshop with private housing developers;
 - Joint Housing and Planning Directorate Members Seminar – “Building Sustainable Communities: Affordability and Housing Mix”; and
 - The Sustainability Appraisal Scoping Report.

- 3.4 Stakeholders who were involved in the preliminary consultation are listed in Appendix A.

Issues Raised

- 3.5 The main issues raised during the various elements of preliminary consultation were:
- Where affordable units are shared ownership, the RSL should recycle the money it receives (if the resident were to buy more equity in their home) into new affordable units;
 - A need for clarification of how the city council have calculated the affordable need in the city;
 - Criticism that the city council do not currently insist on developers providing affordable housing in new developments, even though there has been a policy in the UDP, which was adopted in 1995;
 - The SPD should clarify what the mix of affordable units should be in terms of type and tenure;
 - The level of affordable housing the city council should require from developers and the impact this has on viability;
 - The city council should not use Total Cost Indicators (TCI's) for determining the price RSLs can afford to buy affordable dwellings;
 - The desire to balance the need to give developers some certainty, although building in some flexibility;
 - Creating mixed and sustainable communities should be at the heart of the SPD;
 - The mix of dwellings the council requires should be different in different areas of the city as they function differently. What is the balanced mix of dwellings for different areas?; and
 - The appropriate level of accessibility the city council should be seeking for new properties (especially for those with mobility issues).

Consideration of Main Issues

- 3.6 The main issues identified in paragraph 3.5 were taken into consideration in the drafting of the consultation draft SPD. In particular the draft SPD:
- Made it clear that RSLs should recycle the money they receive when more equity is sold to residents in shared ownership schemes;
 - Included an Appendix setting out the calculation of the Affordable Housing Need. Reference was made to the Draft Practice Guidance from the ODPM from which the model arises;
 - Acknowledged that there are other methods for delivering affordable housing than through the planning system.
 - Set out the council's preference is in terms of the type of affordable housing to be sought, and also the tenure (social rented);

- Took into account the need for affordable housing that has been identified through the ODPM model, and translate this into a citywide requirement for affordable housing. Viability is a factor in determining what the appropriate level is;
- Did not use TCI's – “at cost” was defined instead;
- Placed the need to create mixed, balanced and sustainable communities at the heart of the document. This was incorporated into the objectives of the draft SPD;
- Was based on research and analysis of the functions of the different housing markets in the city. As a result of this analysis the council determined the most suitable mix of dwellings in different parts of the city; and
- Set out the standards of accessibility new developments are expected to achieve.

4. FORMAL PUBLIC CONSULTATION OF THE DRAFT SPD

4.1 Consultation on the draft Housing SPD took place between the 19th May and 29th June 2006. The SPD documents were available for inspection at the following locations:

- On the council's website www.salford.gov.uk/spdconsultation;
- Salford Civic Centre, Chorley Road, Swinton, M27 5BW
Opening Times: Monday to Friday 8.30am to 4.30pm; and
- Salford Libraries.

4.2 In addition, the city council sent a letter and the SPD / Sustainability Appraisal (SA) inviting comments from; those organisations that were consulted for the Sustainability Appraisal Scoping Report; and the key stakeholders / organisations already involved in the preparation of the draft SPD. See Appendix A for details.

4.3 A letter with notification of the consultation process (and availability of the documents on the council's website) was sent to:

- Those on the city council's LDF Consultee Database who expressed an interest in receiving details of the Housing SPD, or being consulted on housing issues;
- Those consultees who made representations to those policies in the Replacement UDP of most relevance to the SPD; and
- Other Consultees the council considers likely to have an interest in the SPD.

4.4 Details of these can be found in Appendix B.

4.5 During the 6 week consultation period a number of one to one meetings also took place with some of the city councils Development Partners.

5. REPRESENTATIONS RECEIVED

- 5.1 The following organisations/persons submitted representations within the formal public consultation period:

House Builders / Developers /Landowners:

ASK Developments Ltd.
Barratt Manchester Ltd.
Bellway Homes
Chapel Invest Holdings Ltd.
Countryside Properties
Dain Properties Ltd.
Dandara Ltd.
David Wilson Homes
Emerson Group
George Wimpey
Home Builders Federation
McCarthy and Stone
Morris Homes Limited
Peel Investments Ltd.
Persimmon Homes (NW)
Vanguard Textiles
Vermont Developments
Wilberton Properties

RSLs:

Contour Housing
Great Places Housing Group

Statutory Consultees

Countryside Agency
Environment Agency
Government Office North West
Highways Agency

Others:

Central Salford URC
Cllr G Ainsworth
Claremont / Weaste Political Executive Group
Eccles Masonic Hall Ltd.
GMPTE
Knight Frank LLP
Mr C Rustage
North West Regional Assembly
North West Regional Development Agency
Ramblers Association
Salford Strategic Housing Partnership
Sport England
United Utilities

- 5.2 The city council received a total of 402 duly made representations, and these have been classified as follows:
- Support – 15
 - Support with conditions 11
 - Objections - 334
 - Observations – 41
 - No Comments – 1
- 5.3 Appendix C sets out a detailed schedule of all representations, the council responses and proposed changes to the document.

6. MAIN ISSUES RAISED

- 6.1 A number of very detailed representations were made to the draft SPD. However, the key issues arising are that the draft:
- Does not link well enough to the UDP policies that it is supplementing, and should therefore be subject to independent examination (being produced as a Development Plan Document rather than a Supplementary Planning Document) (a comment made by Government Office for the North West, amongst others);
 - Is too prescriptive and does not take account of the way that the market operates; and
 - Takes no account of financial viability and may hinder regeneration.
- 6.2 In response to these key issues and other representations, significant changes have been made to the document. The main changes proposed are set out below:
- The removal of some of the more prescriptive requirements of the policies, such as precise minimum proportions of houses within developments in certain areas;
 - The addition of examples/criteria where the policy requirements may be reduced for individual developments;
 - The inclusion of more detailed explanations as to how the document is fully consistent with and links directly to the policies of the UDP;
 - The amalgamation of some policies to simplify the document;
 - The deletion of the policy on the redevelopment of existing large homes and;
 - The deletion of the policy requiring all dwellings to meet Lifetime Homes standards.

7. SUSTAINABILITY APPRAISAL

- 7.1 Comments on a Sustainability Appraisal Scoping Report were invited from the four consultation bodies required by the SEA Regulations (Environment Agency, Countryside Agency, English Nature, English Heritage), and also Government Office for the North West, the North West Regional Assembly and the Home Builders Federation.
- 7.2 During the statutory consultation period of 5 weeks between 6th February and 10th March 2006 (with a repeat consultation between 10th April and 12th May to ensure full compliance with regulations), responses were received from the Countryside Agency, English Nature and Government Office for the North West.
- 7.3 Comments were also invited to a draft Sustainability Appraisal between 19th May and 29th June. None of the representations received during this period questioned the content of the draft SA.
- 7.4 The draft appraisal has however been amended to reflect the significant changes to policies made in response to representations. The revised SA therefore now assesses the sustainability implications of the policies in the Planning Guidance.

APPENDIX A

STAKEHOLDERS INVOLVED IN PRELIMINARY AND FURTHER CONSULTATION

ORGANISATIONS CONSULTED ON SA SCOPING REPORT:

English Heritage
English Nature
Countryside Agency
Environment Agency
Government Office for the North West
North West Regional Assembly
Home Builders Federation.

LIST OF STAKEHOLDERS INVOLVED IN CONSULTATION TO DATE:

1) Affordable Housing Working Group

Has met on

- 7th April 2005
- 25th April 2005
- 26th May 2005
- 10th June 2005
- 1st July 2005
- 4th August 2005
- 14th September 2005
- 13th October 2005
- 17th November 2005
- 12th December 2005
- 16th January 2006
- 14th March 2006
- 20th April 2006

Members who have attended meetings:

Peter Bojar	Manchester Methodist Housing Group
Victoria Coakley	Housing Services, SCC
Russ Dennis	Housing Services, SCC
Matt Doherty	Spatial Planning, SCC
Reuben Flynn	Manchester City Council
Frances Frost	Manchester City Council
David Heaney	Housing Services, SCC
Michael Hemingway	Housing Strategy, SCC
Paul Holme	Spatial Planning, SCC
Emma Marrington	Housing Strategy, SCC

Neil Mawson	Housing Strategy, SCC
Siobhan McCoy	HMR, SCC
Peter Openshaw	Property and Development , Urban Vision
John Reehill	Spatial Planning, SCC
David Sedman	Manchester Methodist Housing Group
Shahla Zandi	Housing Strategy, SCC

2) Affordable Housing All Party Steering Group

Has met on; 27th September 2005, 12th December 2005 and 19th April 2006

Members who have attended meetings

Councillor G Ainsworth	Liberal Democrat Representative
Councillor P Connor	Lead Member for Housing, Labour Representative
Councillor J Cullen	Labour Representative
Councillor C Hudson	Labour Representative
Councillor D Lewis	Conservative Representative
Cllr Norman Owen	Liberal Democrat Representative
Victoria Coakley	Housing Services, SCC
Mike Creamer	Chief Executive for Contour Housing Association
Matt Doherty	Spatial Planning, SCC
Dave Heaney	Principal Officer, Service Development
Michael Hemingway	Housing Services, SCC
Emma Marrington	Strategy & Partnerships Manager
Kevin Scarlett	Assistant Director, Housing Strategy & Renewal
Peter Scott	Regeneration Director, Barclays

3) Salford Strategic Housing Partnership (15th September 2005)

Stephen Porter	Chief Executive, MMHG
Cllr. Peter Connor	Lead Member for Housing, SCC
David Chilton	Senior Regeneration Manger, English Partnerships
Tom Downey	Chair of Accredited Private Landlords Forum
James Gartley	Customer Representative
Louise Jackson	Customer Representative
Nigel McGurk	Director, Countryside Properties
Colin Mayhead	Chief Executive of New Prospect Housing Ltd
Bob Osborne	Head of Housing, Housing Services, SCC
Chris Slone	Next Steps
Shahzid Tahir	Contour Housing
Steve Unsted	Director, Salford Moneyline
Jacqui Walsh	Housing Corporation
Caroline Abbott	Administration Officer, Housing Services, SCC
Matt Doherty	Planning Officer, SCC
Michael Hemmingway	Housing Services, SCC
Emma Marrington	Housing Services, SCC
Jean Rollinson	Assistant Director, Community Housing Services, SCC
Kevin Scarlett	Assistant Director, Strategy and Planning, SCC

4) Presentations to Environmental, Housing & Planning Scrutiny Committee

21st November 2005

Councillor Ainsworth
Councillor Broughton
Cllr Connor
Councillor Howard
Cllr Hudson
Councillor B Lea
Councillor Lewis
Councillor Lightup
Councillor Potter
Councillor Salmon
Councillor Smyth

Matt Doherty	Planning Officer, SCC
Michael Hemingway	Principal Officer Strategy and Planning, SCC
Paul Longshaw	Development and Investment Manager, SCC
Emma Marrington	Principal Officer Strategy and Planning, SCC
Siobhan McCoy	Senior Manager Market Renewal, SCC
Bob Osborne	Head of Housing, SCC

20th February 2006

Cllr Antrobus
Cllr Connor
Councillor Cooke
Cllr Cullen
Councillor Howard
Councillor B Lea
Cllr M Lea
Cllr McIntyre
Councillor Salmon
Councillor Smyth

Matt Doherty	Planning Officer
Michael Hemingway	Strategy and Planning
Bob Osborne	Head of Housing Services
Dave Percival	Assistant Director, Planning
Dave Tinker	Deputy Director of Environment

5) Presentation to Planning Scrutiny Sub-Group (16th January 2006)

Councillor Ainsworth
Cllr Antrobus (Lead member for Planning)
Councillor Broughton
Councillor Howard
Councillor Salmon

Councillor Potter
Councillor Wilson

Chris Findley	Head of Planning and Development, SCC
Graham Gentry	Group leader, Plans group, SCC
Matt Doherty	Planning officer, SCC
David Percival	Assistant Director Spatial Planning, SCC
Anthony Stephenson	Principal Planning Officer, Urban Vision
Peter Kidd	Scrutiny Support, SCC
Jenna Lancaster	Scrutiny Support, SCC

6) Focus Group with Private Developers – 26th January 2006

David Clifton	LPC Living
John Gilman	Miller Homes & OPUS
Ian Harrison	Persimmon Homes
Amanda Hatton	Persimmon Homes
Ian Stuart	Chorley Homes
Matt Doherty	Housing & Planning Directorate, SCC
Emma Marrington	Housing & Planning Directorate, SCC
Vicky Coakley	Housing & Planning Directorate, SCC

7) Presentations to RSL Strategic Issues Forum

11th January 2006

Gavin Brotherston	Housing & Planning Directorate, SCC
Caroline Abbott	Housing & Planning Directorate, SCC
Neil Bamber	Irwell Valley
Phyllis Boardman	Irwell Valley
Peter Bojar	MMHG
Cath Bradbury	William Sutton
John Burt	Contour
Guy Cresswell	Manchester Methodist Housing Group
Sue Goodman	SPACE
Angela Hardman	SPACE
Emma Marrington	Housing & Planning Directorate, SCC
Lisa Russell	William Sutton
Sue Westwater	Contour

2nd March 2006

Phyllis Boardman	Irwell Valley
Cath Bradbury	William Sutton
Lisa Russell	William Sutton
John Burt	Contour Housing Group
Guy Cresswell	MMHG
Orina Hall	SPACE
Angela Hardman	SPACE

Gavin Brotherston	Salford City Council
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Julie Carroll	Salford City Council
Matt Doherty	Salford City Council
Wendy Goodwin	Salford City Council

8) Planning Obligations SPD workshop with Private Developers (30th March 2006)

Simon Ashdown	LPC Living
Bob Collier	Valentine Homes
David Gelling	Countryside properties
Bashar Issa	BS Construction Ltd
Matt Doherty	Housing & Planning Directorate, SCC
Liz Dixon	Housing & Planning Directorate, SCC
David Evans	Central Salford URC
John Gilman	Miller Homes
Rachel Hamilton	City Centre Regeneration Team, SCC
Fiona Heathcote	George Wimpey, Manchester
Mike Hitchmough	Dandara
Les Lang	Ask Property Developments (ABITO)
Nick Lowther	Housing & Planning Directorate, SCC
Debbie Smith	Turley Associates
Anthony Stephenson	Urban Vision / Salford City Council
David Timperley	Economic Development, SCC
Jane Worsey	Highman and Co
Steve Yates	Central Salford URC

9) All Members Seminar: Building Sustainable Communities: Affordability and Dwelling Mix (4th April 2006)

Cllr Geoffrey Ainsworth
Cllr Derek Antrobus
Cllr Peter Connor
Cllr John Cullen
Cllr Christine Hudson
Cllr Jim King
Cllr Keith Mann
Cllr Jane Murphy
Cllr John Pooley

Simon Ashdown	LPC Living
John Corstorphine	City Spirit
David Gelling	Countryside Properties
Phil Leather	ECOTEC
Suzanne Nortely	Manchester Methodist Housing
Paul Mullane	Contour Housing
John Gilman	Miller Homes
Ian Ridgeway	Inspired Developments

Vicky Coakley	Housing and Planning, SCC
Matt Doherty	Housing and Planning, SCC
Dave Evans	Salford URC
Chris Findley	Head of Planning & Development, SCC

Neil Mawson
Emma Marrington
Jimmy McManus
Peter Openshaw
Bob Osborne
Dave Percival
Jean Rollinson
Kevin Scarlett

Housing and Planning, SCC
Housing and Planning, SCC
Housing and Planning, SCC
Associate Director, Urban Vision
Head of Housing, SCC
Assistant Director, Spatial Planning
Assistant Director, Community Housing Services
Assistant Director, Housing

Peter Kelly

Member of public invited by Cllr
Murphy

APPENDIX B – Other Consultees on the draft SPD

CONSULTEES ON LDF CONSULTEE DATABASE WHO SPECIFICALLY REQUESTED BEING CONSULTED ON THE HOUSING SPD:

Individuals

IAN STEWART MP
MR NAZAR
HAZEL BLEARS MP
ARCHDEACON ANDREW BALLARD
MR DJ BANKS
DEREK BUTTERWORTH
JAMES SHELDON
CM PATEL

Organisations

ADVISORY COUNCIL FOR THE EDUCATION OF ROMANIES AND OTHER TRAVELLERS
AFFORDABLE HOUSING SOLUTIONS
AGGREGATE INDUSTRIES
ALDERBROOK INVESTMENTS LTD
AMERICHEM
ARMITAGE RESIDENTS ASSOC.
BANGLADESH ASSOCIATION
BARRATT MANCHESTER LTD
BEECH FARM RESIDENTS ASSOCIATION
BIDWELLS
BOLTON METROPOLITAN BOROUGH
BROADWAY MALYAN PLANNING
BROCK CARMICHAEL ASSOCIATES (LIVERPOOL)
CARRINGTON PARISH COUNCIL
CB RICHARD ELLIS LTD
CENTRAL SALFORD URC
CHESTERS COACHES
CLAREMONT COMMUNITY ASSOCIATION
CLIFF WALSINGHAM AND CO.

CLIFTON OVER 60
COOPERATIVE GROUP
COUNCIL OFFICE, WARRINGTON (MR P BODDY)
CRAUNTON HOUSE ASSOCIATION OF TENANTS
CUSSONS TECHNOLOGY
DAVID MCLEAN LTD
DE POL ASSOCIATES
DE TRAFFORDS RESIDENT ASSOC.
DEV PLAN UK
DEVELOPMENT PLANNING PARTNERSHIP (KATY LIGHTBODY)
DEVELOPMENT PLANNING PARTNERSHIP (PHIL LESTER)
DTZ PIEDA CONSULTING
ECCLES SAVINGS AND LOANS CLUB
ENGLISH HERITAGE
FORDHAM RESEARCH LTD
FRAMPTONS
GEORGE WIMPEY MANCHESTER LTD
GMPTE
GREAT PLACES
GREATER MANCHESTER ECOLOGY UNIT
GREATER MANCHESTER POLICE FORCE HQ
HEALTH IMPROVEMENT TEAM PCT
HIGHWAYS AGENCY
HILL STREET RESIDENTS ASSOCIATION
HJ BANKS & COMPANY LIMITED
HOME BUILDERS FEDERATION
NEW PROSPECT HOUSING
IRLAM MEDICAL CENTRE
J. FLETCHER (ENGINEERS) LTD
JEWISH REPRESENTATIVE COUNCIL OF GTR MANCHESTER
JOHN ROSE ASSOCIATES
KENYON RESIDENTS
KING STURGE
KNIGHT FRANK

KNIGHT FRANK
MAGNESIUM ELEKTRON LTD
MANCHESTER & DISTRICT HOUSING ASSOCIATION
MANCHESTER DIOCESAN BOARD OF FINANCE
MANCHESTER DOORS & CUBICALS
MCP PLANNING
MISTER BLISTER LTD
MOBILE OPERATORS ASSOCIATION
MONCHEL PARKMAN
NATHANIAL LICHFIELD AND PARTNERS
NDC
NEW PROSPECT
NIMANS LTD
NORTHWEST REGIONAL DEVELOPMENT AGENCY
PARTINGTON TOWN COUNCIL
PARTNERS IN SALFORD
PAUL & COMPANY
PAUL BUTLER ASSOCIATES
PEACOCK & SMITH
PERSIMMON HOMES (NORTH WEST)
PLUSWORK LTD
PRDS
PZ CUSSONS
RANDALL THORP
RAPLEYS
REDROW HOMES (NORTH WEST) LTD.
REDROW HOMES LANCS. LTD
RIVERSIDE ISLAND TENANTS ASSOC
RIXON WITH GLAZEBROOK PARISH COUNCIL
RMS INTERNATIONAL
ROGER HANNAH AND CO.
ROGER TYM & PARTNERS
ROLAND BARDSLEY (BUILDERS LTD)
SAFETY SYSTEMS UK LTD

SALFORD COMMUNITY LEISURE
SALFORD DISABILITY FORUM
SANDERSON WEATHERALL (ROYAL MAIL)
SEEDLEY AND LANGWORTHY PARTNERSHIP
SHELTER (LONDON)
SOUTHGARTH RESIDENTS ASSOC.
STEVEN ABBOTT ASSOCIATES
STOREYS:SSP
TAMESIDE MBC
TAYLOR YOUNG
THE BANK
THE EMERSON GROUP
THE SEEDLEY AND LANGWORTHY TRUST
THE STABLES
THE TERIAN ENGINEERING SERVICES LTD
THORN COURT TENANTS ASSOC.
UNITED COOPERATIVES LTD
UNITED CO-OPERATIVES LTD
UNITED UTILITIES
VALLEY TARA
WAINHOMES (NW) LTD
WALTON & CO
WELLINGTON STREET WEST RESIDENTS ASSOC.
WESTHOUGHTON TOWN COUNCIL
WILLIAM SUTTON HA LTD
WOODFORD LAND
WRIGHTINGTON PARISH COUNCIL

CONSULTEES ON LDF CONSULTEE DATABASE WHO HAVE SPECIFICALLY REQUESTED BEING CONSULTED ON HOUSING ISSUES BUT NOT THE HOUSING SPD IN PARTICULAR:

Individuals

Mrs P Walker
Gill Bradbury
S Browne

Leo Hickley
Beryl Patten
K Taylor
B Wetherall

Organisations

Academy for Rabbinical Research
BE Group
Brand Packaging
Buckingham Bingo
Church of England
CTL Estates
Culceth and Glazebury Parish Council
Dorribo T/A Regional Map Distributors
Eccles Mosque
Graham Bolton Planning
Greenoaks Ltd
Holm Court Tenants Association
JMP Consultants
National Air Traffic Services
Off the Rails Ltd
Salford Disabled Motorists Forum
Salford Elm Church
Salvation Army
Tarmac Central Ltd
Tesco
Wardley TP
Weaste Community Watch

THOSE ORGANISATIONS / INDIVIDUALS WHO COMMENTED ON PARTICULAR POLICIES IN THE DRAFT REPLACEMENT UDP, BUT ARE NOT ON THE LDF CONSULTEE DATABASE, OR HAVE NOT SPECICALLY REQUESTED TO BE CONSULTED ON THE HOUSING SPD / HOUSING ISSUES:

Individuals

Dr Audrey Brassloff
Dr Wolfgang Brassloff
Cllr Karen Garrido
M Halpern
Mr Keith Hunt
J and G Hamilton
N Mountry

Organisations

Arrowcroft North West Ltd
Bellway Homes
Boothstown Residents Association
Carpenter Planning Consultants

Clariant UK Ltd
Countryside Properties
CPRE Lancashire Branch
GONW
McCarthy and Stone (Developments) Ltd
Michael Courcier and Partners
Morston Assets
NJL Consulting
The Planning Bureau
North West Tourism Board
Peel Holdings Plc
Ramblers Association of Manchester
Scott Wilson
Stephenson Harwood
Seddon Regeneration
Taylor Woodrow Developments Ltd
University of Salford
Valley and Vale Properties Ltd
Westbury Homes
Worsley Civic Trust and Amenity Society
Worsley and Boothstown Community Committee
Worsley Village Community Association

OTHER CONSULTEES:

All members of the City Council
Greater Manchester Authorities
Warrington Borough Council

**APPENDIX C – SCHEDULE OF RESPONSES TO
CONSULTATION DRAFT SPD**

(see separate schedule)