

**SALFORD CITY COUNCIL CORE STRATEGY DEVELOPMENT  
PLAN DOCUMENT**

**NOTES FROM EXTERNAL CONSULTATION EVENTS  
AND DROP IN SESSIONS HELD DURING THE CORE  
STRATEGY ISSUES AND OPTIONS CONSULTATION**

**APRIL 2009**

**CORE STRATEGY ISSUES AND OPTIONS CONSULTATION  
NOTES FROM EXTERNAL CONSULTATION EVENTS  
AND DROP IN SESSIONS**

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### **SALFORD WEST BUSINESS BREAKFAST, 16<sup>TH</sup> OCTOBER 2008**

The following section summarises the views expressed by individuals during the discussion that followed the presentation given to delegates by Graham Gentry.

**Q:** Are you changing town centre boundaries through the Core Strategy?

**A:** Town centre boundaries will be looked at through the proposed allocations development plan document, but the council is happy to take suggestions on boundaries.

**Q:** Are you proposing anything for the design of housing to accommodate home working?

**A:** We will be speaking to developers regarding live work units. Some of the options propose significant amounts of family orientated dwellings and will enable home working. Design standards will be introduced through the Core Strategy, but perhaps we need to further explore the level of detail we are putting into the document.

**Q:** Is the proposed family housing going to be private or social housing?

**A:** We will be providing a mix of housing in all respects. We have different approaches to regenerating our estates and are required to secure a certain percentage of affordable housing.

**Q:** How much flexibility is there in the employment policies to accommodate a change in direction in the economy?

**A:** It is important that the Core Strategy is flexible to respond to changing economic circumstances and the document may need to be reviewed if monitoring reflects this change.

### **SALFORD WEST PARTNERSHIP BOARD, 20<sup>TH</sup> OCTOBER 2008**

The following section summarises the views expressed by individual members of the Board, during the discussion which followed the presentation given by Graham Gentry.

The main points raised were:

- The importance of retaining the value of MediaCityUK in the area
- Quality family housing is key to the future of the area.

- The loss of green belt land should be supported if it allows us to deliver more family housing.
- Warehousing does not provide a good return in terms of employment.
- Board members saw the issue of creating and retaining disposable income in the area, wanting employees to live, work and dispose of their income locally, as crucial to the future of Salford West.

### **MediaCityUK**

- Many of the Board members considered that retaining the value of MediaCityUK in the area is a key objective for the Core Strategy. It was suggested that there is a need to provide desirable family housing in Salford West with good transport links to Salford Quays.
- Council officers are currently supporting BBC relocations, providing staff familiarisation tours. The messages coming out of the tours are that staff want to live near to where they work and were very positive about the west of the city.

### **Housing**

- The strategy needs to provide the type of housing where people will want to live, and that to achieve this greenbelt should not be sacrosanct. There is a need to link any proposals to evidence of housing demand and need. The Board queried if there is sufficient demand for apartments.
- The area has the potential for quality waterside residential developments, this should be taken advantage of.
- If more family housing is needed the implications for school places needs to be taken into account.
- Option 4 proposes a loss of greenbelt land to provide new family housing. This is a small price to pay for new quality family housing and improvements in quality of life that are key to the future of the area. The strategy must aim for people to work, live and dispose of their income locally. To achieve this better quality, more expensive family homes are needed.
- It will be important to take into account the view of the house building industry. This is particularly important in light of in the current economic climate, to identify where opportunities lie. The importance of the public and private sectors working together to develop the housing market was highlighted.
- It is important to maximise existing residential areas.

### **Employment Land**

- Warehousing uses a lot of land, causes traffic congestion and does not create many jobs. This view was reinforced with views expressed that people did not want to see warehousing in the area.
- The strategy should reflect the changing nature of employment, for example many engineering jobs are no longer industrial but office based.

### **Infrastructure**

- The Manchester Ship Canal was not mentioned in the presentation. It is considered to be an important part of the area's transport system and a tourism opportunity. The importance of the Ship Canal as a visitor route was highlighted.
- It was queried whether the government's current emphasis on infrastructure projects would allow Salford an opportunity to prioritise infrastructure projects highlighted in the 4 options.
- The need for strong transport links between Salford West residential areas and Salford Quays was highlighted.

### **District Centres**

- It is important to get the strategy for district centres right, to ensure a sustainable future for the centres.
- Support the proposal to reconsider district centres, and emphasise the need for commercial and population densities around district centres. Suggested that the review is used to strengthen the role and viability of our neighbourhood centres.

### **Additional comments**

- There is a need for a strategic view of retail potential, both in town centres and linear corridors. The need to maintain a strategic view, bringing together a wide range of issues, was also highlighted.
- The potential of the area's leisure assets other than the Bridgewater Canal Corridor should be recognised. The Core Strategy needs to help realise the potential of LIVIA and Clifton Country Park.
- There needs to be a number of feedback sessions with the private sector and the community. It was suggested that the Board be appraised of the key messages coming from the overall consultation when possible.

### **Community Committee Stakeholder Event, 21<sup>st</sup> October 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Community Committees by Graham Gentry.

### **Number of dwellings**

**Q:** Why do we need to build 38,600 new homes?

**A:** The Regional Spatial Strategy (RSS) places a requirement on the city council to deliver 1,600 new dwellings per year within the city. This figure has been updated in the Core Strategy, and increased to reflect more recent household growth projections, and the growth point bid. There are issues around the current state of the housing market, but we are planning for the next 20 years, where there will be peaks and troughs.

**Q:** Does central government understand the situation in Salford in giving us these housing figures. Did officers communicate this and the fact that we need to have a lower level of housing to improve quality of life? Where do the RSS figures come from?

**A:** The Government expects that we will be able to accommodate a high level of housing, as Salford is located in a highly accessible location at the heart of the conurbation. The diverse nature of the city is going to present us with some challenging decisions to make, and it will be impossible for everyone to be happy with the outcome of the core strategy. The RSS figures are derived from household growth projections, this document is now adopted and part of the statutory development plan for Salford.

**Q:** We should discount all of the options, do we need this number of dwellings? Why do we not have an option which proposes a lower number of dwellings? These fixed parameters are not appropriate, can we challenge them?

**A:** The RSS figures are set by Government. When the RSS was being produced it was subject to public consultation. As a local authority, we gave comments on the document and took part in the independent examination of the document. The Core Strategy needs to be consistent with the RSS, and any challenge or diversion from RSS figures would need to be fully justified at the independent examination of the Core Strategy. If the Core Strategy is found to be 'unsound' at examination, we will not be able to adopt it, and we will have to reconsider our approach and potentially re-start the process of producing a Core Strategy. Invite community committees to put forward comments for a lower housing number if this is their view.

**Q:** As a council we are the body responsible for making decisions on planning applications, and not Regional Government. Why do we need to take notice of RSS figures?

**A:** The RSS forms part of Salford City Council's development plan, and must be taken into consideration in determining planning applications across the city. The RSS will be reviewed and subject to public consultation, we will have the opportunity to challenge the RSS figures in the review of the document when it is eventually reviewed, should we consider that this is appropriate.

**Q:** Are the sites with outstanding planning permissions factored into the 38,600?

**A:** Yes, these are factored into the housing figures in the Core Strategy.

**Q:** Some local authorities have placed an embargo on housing development. There are thousands of empty apartments, families don't want this. Why are we not placing an embargo on new developments?

**A:** Some local authorities have used moratoria on housing development in the past, but it will be difficult for them to continue to do so. The RSS has changed the landscape for housing provision, increasing the requirements to develop housing in most if not all local authority areas. Salford, Manchester and Liverpool all have high housing figures. We are located at the heart of the

Regional Centre, and have a significant amount of previously developed land. We are therefore expected to deliver a high level of housing.

### **Housing types**

**Q:** In light of the current economic situation we should be reassessing our priorities. We need to focus on giving people a good quality of life and deliver family homes.

**A:** It is important that we understand the implications of wanting to build more family homes. This will require us to look at releasing existing employment sites, and extensive greenfield sites and Green Belt across the city, in particular in the West of the city. We will need to be satisfied that we can clearly justify the release of this land.

**Q:** Why is the focus on housing or apartments? We should be striving for a mix of dwellings.

**A:** The Core Strategy will plan for a mix of dwellings across the city, some larger and smaller houses and different types of apartments depending on the location. The 4 options suggest different mixes of these dwelling types. Option 1 would provide more apartments and less houses, and Option 4 would provide a higher proportion of houses, but still a significant number of apartments.

**Q:** In terms of delivering more family housing, is option 4 a genuine option?

**A:** Yes, it is put forward as an option for consideration at this early stage, reflecting the need to consider all reasonable and realistic options. However, as the Issues and Options document makes clear, Option 4 will need to be fully justified if it is to be taken forward and it will need to be demonstrated that other options are not appropriate or able to deliver the vision for the city. This option will not meet the previously developed land target (90%) which is a requirement of the RSS, and we may face opposition to it from others, such as the Regional Planning Body.

**Q:** Will new properties be suitable for disabled people and an ageing population?

**A:** There are options in the core strategy which establish a requirement for homes to be built to wheelchair standard. These options are being put forward for discussion and we would welcome your comments on this.

### **Consultation**

**Q:** Why are we being asked to vote on the options tonight? We are not able to give a view with the information we have. All of the priorities we are being asked to rank/vote on are equally important, we cannot select some of these.

**A:** Tonight is about obtaining first impressions on the options, and we understand that more time is needed to consider fully the details of the document. The Core Strategy is out to consultation for an 8 week period until 12<sup>th</sup> December, and we would encourage you to give us more detailed comments at the end of the consultation period once you have had chance to consider the document in more details.

**Q:** We need you to provide us with an additional option, which proposes a lower housing number.

**A:** We encourage you to put forward comments suggesting further options that you consider are appropriate. You will need to provide us with comments and an idea of what you want.

**Q:** We need more time to consider the options, 8 weeks is not enough time. We need to do the consultation properly. The current timescales do not allow us to meet with our community committees. We need more information to make comments.

**A:** We have already extended the consultation period from 6 weeks to 8, and we will need to consult with other officers and members should we look to extend our consultation period, as we have an established programme for the production of this document, which is scheduled over the next 3 years. We have copies of the core strategy document here to take away and will be holding a number of 'drop in' events where you can find out more information.

**Q:** Salford Strategic Partnership has established consultation standards. We don't appear to be meeting these in the Core Strategy consultation, we need you to go to each community committee for this consultation to be effective.

**A:** We will endeavour to come to community committees during the consultation period, should you wish us to, and we are holding a number of 'drop in' sessions where we can discuss any issues you have in more detail.

### **Miscellaneous**

**Q:** Where does the Core Strategy sit with the Unitary Development Plan?

**A:** The Core Strategy will replace parts of the Unitary Development Plan (UDP). Government has introduced a new system for producing development plans, called the Local Development Framework that will comprise a number of different planning documents, which will together replace the UDP. The first of these documents to be produced is the Core Strategy, which sets out the broad vision for how the city should develop over the next 20 years. This document will not allocate specific sites, aside from very large strategic sites of city wide importance. Allocating specific sites and drawing precise boundaries will be done through a separate allocations document, which the council will start work on in late 2010.

**Q:** We have discussed affordable housing, what about affordable business rates? Eccles has suffered as a result of high business rates.

**A:** Business rates are not something which the planning system can address, and we are not best placed to answer your query on this. The town centre units are privately owned and operated. The Core Strategy aims to improve existing town centres, and make them more vibrant and attractive, which should help to support local businesses.

**Q:** Should Barton Aerodrome be redeveloped, could the control tower be preserved?

**A:** The control tower is listed so would be preserved in any redevelopment scheme.

**Q:** Does the Core Strategy try to improve accessibility by improving the existing bus services?

**A:** The Core Strategy supports and promotes a number of improvement schemes to the bus services

**Q:** What is affordable housing, how is it defined?

**A:** Affordable housing is defined through national planning guidance: Planning Policy Statement 3. Affordable housing can take different forms from social rented housing to shared ownership housing. An offer was made to direct the individual to the relevant planning guidance to obtain more information on this.

**Q:** How do you define an apartment?

**A:** Apartments vary depending on the location and nature of the development. They can range from higher density, higher rise schemes in the more central, highly accessible areas of the city, to lower density schemes which are different in their scale and nature in other parts of the city.

### **WALKDEN AND LITTLE HULTON POLITICAL EXECUTIVE, 30<sup>TH</sup> OCTOBER 2008**

The following section summarises the views expressed by individual members of the group, during the discussion that followed the presentation given by Claire Thorn.

**Q:** Are RSS housing figures set in stone, can we be flexible?

**A:** RSS figures are included in an adopted document. We have to work with these figures and reflect these figures in the Core Strategy, otherwise we risk the document being found unsound upon examination.

**Q:** It was suggested that a railway station is planned for at Little Hulton. This was included in the 1995 Unitary Development Plan

**A:** Members were encouraged to submit these views through the consultation.

**Q:** Want to see the development of more family houses. This may result in the need to provide more school places, are we talking to Children's Services in relation to this?

**A:** We are liaising with Children's Services in the development of the Core Strategy.

Other views raised:

- Concerns were raised regarding the future of Walkden Town Centre, and it was suggested that the centre will collapse if it is not closely managed.
- All Directorates in the council need to be aware of the scale of change proposed in the Core Strategy in terms of development.

### **DROP IN SESSIONS, NOVEMBER 2008**

Each 'Drop in' session was attended by two planning staff, who answered questions and explained issues in more detail where needed. Specific issues or questions raised were recorded.

#### **Walkden Library, 3<sup>rd</sup> November 2008**

- A request was made for details of the site boundaries of the Green Belt proposed to be developed through Option 4.
- Issues were raised about the lack of information in the leaflet. It was considered that there is not enough information to make a decision on the options.
- Issues were raised about the need to plan for adequate infrastructure. New homes need to be supported by physical and community infrastructure such as new shops, roads and schools.
- Queries in relation to how Core Strategy fits in with the Transport Innovation Fund.
- There is a need for more bungalows.
- The consultation wasn't of interest to a number of people, as they considered that they won't be here in 20 years.
- Concerns were raised that there are too many apartments being built.
- It was considered that there is a lack of thought going into the preservation of buildings, for example TGWV on Chapel Street and Walkden Library.

#### **Swinton Library, 5<sup>th</sup> November 2008**

- Concerns were raised regarding the proposals for development at Cutacre. This will result in increased use of this area, which will result in traffic and pollution consequences for local residents.
- Objections were raised to building on greenfield land, and to further apartment developments. It was suggested that there is a need for more affordable and family homes.

### **Comments via telephone 7<sup>th</sup> November 2008 (following receipt of summary leaflet)**

- The Library is a good place for consultation, but times need to be later in the evening and at weekends, as people will be travelling back from work at the times scheduled for consultation.
- Shopping precincts are good places to hold consultation events.
- It was suggested that the use of a mobile exhibition would be useful.
- Don't consider that the summary leaflet provides adequate details of location of Cutacre proposal.
- Objections were raised to the planning application for the racecourse, with particular concerns regarding the traffic implications of this proposal.
- Objections were raised to closure of St George's High School.

### **Broadwalk Library, 7<sup>th</sup> November 2008**

- The council should give feedback to people on the views expressed in the consultation.
- Children's facilities in the city are lacking.
- Elderly people want family dwellings, but they do not feel they are treated as families or appropriate accommodation provided.
- It is important to provide the right types of dwellings, bungalows are needed.
- Concern was raised regarding changing plans. For example Langworthy terraced housing was planned to be demolished, and then it was remodelled in the Urban Splash scheme.
- Do not consider that A6 traffic calming will happen, or indeed if it is the right solution.

### **Broughton Library, 10<sup>th</sup> November 2008**

- Need to ensure that there are adequate open spaces for children.
- Do not want to see loss of Green Belt or building on greenfield sites.
- Flats which are empty should be rented out to those who need housing.

### **Fit City Worsley, 19<sup>th</sup> November 2008**

- Concerns were raised about the loss of green spaces and recreation land.
- Do not want to see any more apartments, need more family orientated dwellings.
- Need to improve basic building blocks of society i.e. schools, transport and community facilities.
- The summary leaflet is misleading and too housing orientated.
- The amount of apartments proposed will lead to 'urban blight' in the future and unstable neighbourhoods which alienate people
- Need clarification on what is affordable housing, what is affordable to one person is not to the next.

- Need to preserve green spaces and Green Belt, not everyone can afford to pay prices to attend fitness centres and organised activities.
- Green spaces are needed for sport, and if lost could impact on obesity.

#### **Fit City Pendlebury, 20<sup>th</sup> November 2008**

- It was queried why precise boundaries for the greenfield and Green Belt release not been shown in the document. Question why this is the case when there are detailed boundaries for sites such as Cutacre.

#### **Fit City Irlam, 25<sup>th</sup> November 2008**

- There are too many new build homes already, lots of empty properties and a lack of infrastructure.
- Roads need to be improved.
- Should not be developing the Green Belt, it is Salford's best asset.
- There is too much apartment development. Should be building affordable homes to encourage first time buyers.
- Traffic is a major issue in the Barton/Irlam area. There should be more options for crossing the ship canal. Approval for the City Reds Stadium was not appropriate for adjoining road network.
- There is concern amongst local people about M60/A57 roundabout at Peel Green, and that all local traffic will have to come round via Urmston and over a new swing bridge.
- Do not want to see loss of Green Belt and high grade agricultural land, which in future may be increasingly important and a scarce resource.

#### **Fit City Clarendon, 27<sup>th</sup> November 2008**

- There are accessibility problems in getting HGVs into Legh Street
- Nasmyth is a good area, but Green Lane is a serious problem.
- Need to ensure that businesses are relocated where industrial estates are proposed to be redeveloped.
- Eccles needs considering in the wider context.
- Do not support Green Belt loss, Salford needs to maintain the Green Belt for flooding and environment reasons.

#### **SALFORD STRATEGIC PARTNERSHIP BOARD, 5<sup>TH</sup> NOVEMBER 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Partners in Salford Board by Graham Gentry.

The following points were made by Councillor Merry:

- The Core Strategy is a complicated process and we are doing our best to outline the issues. Option 4 is not a sensible way forward, we should be looking to constrain housing development to previously developed sites.

- The examination process becomes focussed on lawyers examining policy wording, to maximise profits and development opportunity. The choices and key issues we are being asked about are right, the level of apartments, how many new homes we should be planning for, the number of family homes and the infrastructure needed.

The following issues were raised by members of the Board and responses provided:

**Q:** The Community Committee event held 4 days after the start of the consultation (21st October 2008) was too early in the consultation period. No reading material was supplied before. 8 weeks is not long enough for the consultation period, and it doesn't fit into the cycle of community committees. Worsley and Boothstown Community Committee have organised separate meetings with the council to discuss this.

**A:** We didn't get the Community Committee event right, we shouldn't have asked for responses at this stage, it should have been a briefing. The timescale for producing the Core Strategy has been agreed with Government, and it is therefore difficult to amend consultation periods. There will be other opportunities to get involved and we want to keep the process as open as possible. We can look at some flexibility in consultation deadlines if necessary.

**Q:** Concerned that the Core Strategy does not include any reference to social housing, there is no indication about how Registered Social Landlords will be involved in housing provision. There is no reference to providing housing for an ageing population, for example bungalows. The impact of options 1 and 2 on Central Salford raises concerns.

**A:** The Core Strategy is one document in a range of strategies, and other documents that follow on from the Core Strategy will deal with some of the more detailed issues, such as the breakdown of affordable housing and more detail on specific housing types needed. We are at the beginning of the consultation process and want your views on the document, for example if you think there should be more emphasis on housing for the elderly. We will do all we can to engage with local communities during the consultation process.

**Q:** There are 8-900 people waiting for social housing. Why are we not addressing this?

**A:** Affordable housing as referred to in the document is not just low cost market housing, the term incorporates social housing, intermediate housing all.

**Q:** We need to try and control hot food takeaways and the type of food outlets we are permitting near schools, colleges, universities and health facilities.

**A:** The planning system can only control the type of use class which is permitted – so for example a café, but has no control over the type of food which the outlet sells whether that be healthy or otherwise. This is outside the control of the planning system. There would be a possibility to incorporate a ‘hook’ in the core strategy to seek to control the extent of hot food takeaways and provide more detailed guidance on this through another planning document.

### **ECCLES POLITICAL EXECUTIVE, 14<sup>TH</sup> NOVEMBER 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Eccles Political Executive by Claire Thorn.

- Concerns were raised regarding congestion on Liverpool Road, and it was suggested that objectives should be to seek to make space to ease congestion.
- It was questioned whether all old employment areas will be redeveloped. It was explained that through the Core Strategy process it will be necessary to identify some new employment areas, seek to regenerate some areas and redevelop some for alternative uses.
- A57-M62 link road proposed in options 3 and 4 is critical to enable the delivery of Port Salford. The new road link should be included in all options.
- Concerns were raised regarding the infrastructure around Peel Green.
- Query where family housing would be delivered if greenfield sites are not released. Consider that the council should look somewhere in between options 3 and 4 to deliver more family housing.

### **CITY AIRPORT MANCHESTER CONSULTATIVE COMMITTEE, 21<sup>ST</sup> NOVEMBER 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Consultative Committee by Matt Doherty.

- Some people had not received the summary leaflet/questionnaire. It was explained that the city council had hired Royal Mail to deliver to every address in the city, so they should have received them. Offered to send leaflets out to anyone who required more leaflets.
- A question was raised regarding how we have been consulting with people. It was explained that we have been doing presentations to Political Executive Groups, Drop-Ins, Staff Events, an offer of a presentation to each Community Committee.
- It was reported that at a previous Consultative Committee, it was stated by City Airport Manchester Limited, that hard standing would not be financially viable.
- Concern was raised that we are not specifically consulting with members of the public within close proximity to the airport regarding the options for it. It was explained that the document considers a

wide range of topics, and that it would be difficult to target consultation in this way.

- It was questioned whether the designation as a conservation area would cover the airport site or extend further. It was also questioned if the airport was to expand whether additional land would be required. It was explained that at this stage the council is looking at options, and that the detail would come at later stages.

### **PROFESSIONAL STAKEHOLDER EVENT, 24<sup>TH</sup> NOVEMBER 2008**

The following section summarises the views expressed in the different workshop groups. This followed the presentation given to the delegates by Dave Percival.

#### **GROUP 1**

- Acknowledge the current/historic trend of housing in central areas/town centres, however there is a need to widen of the housing mix in the short and medium term. If we are building apartments and they remain empty, it is a failure.
- Salford is recognised as a strategic location and it is considered that the apartment market may recover because of its location within Regional Centre.
- Support expressed for Option 1 in continuing as we are, but also for Option 4 and the release of Greenfield/belt land.
- If we are releasing greenfield and/or Green Belt land, a quality audit should be undertaken.
- Delivery of apartments could contradict the affordable housing requirements.
- Affordable housing requirement should be assessed on a site by site basis, examining issues such as location and economic climate, and should be justified through a needs survey.
- It will be a challenge to deliver numbers of homes required recognised; and delivering Infrastructure to support housing. It was questioned which should come first. It was noted that potential residents would look at local facilities and services prior to choosing a location. Whilst some services are under improvement (LIFT, BSF) roads and transport are separate issue.
- Infrastructure has to come first in order to enable speculative building and attract development.
- Accessibility is key in developing mixed use areas.
- The manufacturing industry feels under pressure from developers as areas of industry are being redeveloped for housing. There is no reference to manufacturing industry in document. Good locations for employment uses are critical to support housing development. From manufacturer point of view, affordable housing is key, as is infrastructure.
- Congestion charge will affect workers travel patterns and the location of businesses.
- Concerns were raised with regards to re-zoning industrial land to residential use. The two uses are not compatible.

- Need to offer businesses incentives to move locations and stay within Salford if changing land uses.
- Concerns were raised regarding the balance of S106 monies and their requirements.
- The change in market is expected to be a long term /medium term issue.
- Question how developers will be encouraged to build apartments if there is no end user.
- Industrial sites are now worth more if they are retained as employment land rather than as residential.
- Public transport is key. The Transport Innovation Fund is unpopular with the business community, as finding it difficult to believe that the amount of investment required will happen.
- If the Transport Innovation Fund doesn't go ahead, the city council will need to identify priorities for S106 monies. Transport, Affordable Housing etc. can't all be funded by the developer.
- Options 1 and 4 are opposites; Option 4 will require a much larger infrastructure focus and so will change priorities for investment.

## **GROUP 2**

### Housing

- Once the apartment/house split is decided on, that will determine the location of housing development.
- Question who apartments are for and whether it satisfies the aspirations of residents. Studies have been undertaken and decisions made by the council have concentrated on affordability rather than need. Actual need is for houses.
- If development is heavily slanted towards apartments, there are implications for the economy and workforce. In order to make Salford an attractive place to live, we need a mix of housing.
- Do need more houses, but the issue is where to accommodate them.
- Must take a long-term view, even though the economy is experiencing short-term impacts and effects. Before the crisis, the market for apartments was already tailing off in Salford.
- Apartments do have their place. They have very positive results in terms of densities. 3-bed apartments can appeal to families. Developers do want housing sites, but none are being released in Salford (therefore there are lots of flats).
- Don't support greenbelt release. Developing housing in West Salford would not compete with housing in Central Salford as they both appeal to different markets. Development in both areas can be compatible. Phasing is important we should not flood the market by releasing them all at once.
- Backlog of apartment developments which have planning permission but haven't been started yet will soon expire. Doubts that developers will begin works in order to keep the permission active, as cost of doing so is prohibitive. Especially so in Salford, as many developers are opportunistic. Only the very large developers could afford to begin building in such a case.

- Bolton is not prioritising greenfield release. The council must proceed with caution. Salford's housing market is very similar to that of Bolton's.
- Utilities providers don't like to say where development should be located, but are here to serve any new development.
- Perhaps Salford's successful amount of development is due to people thinking they are in Manchester, or because of the good links with Manchester, with residents benefiting from its proximity and accessibility. There are 'two Salfords', Lower Broughton is only a mile from Manchester but land value plummets. Do not consider that people move in to a home for the Regional Centre, rather for the location of their particular house/flat.
- Some concerns were raised regarding the strategic objective that no greenfield should be lost. Should consider how to compensate when greenfield/greenbelt is lost?
- Need a sound evidence base to implement affordable housing. Haven't seen Salford's housing needs assessment. Sympathetic to affordable housing but not all developers are. They would comply if a proper evidence base was presented. Affordable housing report is on the website.
- The housing needs assessment hasn't followed proper methodology so can not be applied. The council needs to be more consistent in its approach.
- Discussion about effect of the credit crunch, but consensus that as people still can't get mortgages, falling house prices wouldn't have an impact. In 6-12 months it should be balanced out again. Will be most tough for first time buyers.
- Need a viability study for sound justification. Bolton MBC has not completed this piece of work.
- In terms of seeking of contributions from developers, everything is interrelated. Can't prioritise one thing over another.

#### Employment

- In some ways this comes back to the housing issue. Question if it is acceptable to lose employment sites. Would be lower grade sites.
- Plan where is appropriate for family housing and go from there. Do let out employment land if needed. Must be planning-led, strategic. Must not end in a planning-by-appeal situation. Depends on the circumstances of each employment site.
- Bolton support the Cutacre strategic site.
- No other comments on strategic sites. Access to Barton would be largely by car.

#### Infrastructure

- Can't provide infrastructure before a development, the regulator won't allow it.
- Development and infrastructure must come forward at the same time.
- This is a problem with Cutacre. Others suggest it depends on need, if the site is needed for employment. Some places have a demand for low rent employment.

- Concern that only Option 1 leads to a net increase in employment land: all other options lose employment land. Options must be seen in the wider context. The RSS requires a net addition of a specific amount of employment land in the region. How will authorities at the AGMA level tackle this figure? If Salford commits to Options 2-4, other local authorities will have to respond to the employment needs.
- Question what will be provided in terms of office space in other parts of the city to distribute employment opportunities throughout Salford.
- Need to review public transport provision once the decision is made on the Transport Innovation Fund.
- No view on public transport, but the Lower Broughton development aims for a net increase in housing. Local authorities have to be aware that if the roads there are already at full capacity, and that this housing is to be added, problems will be exacerbated. GMPTE appear not to be doing anything about this.
- Must improve M60, M602 journey times. Concerns raised as to how this will be done i.e. through traffic management or new infrastructure.

#### Environment

- Question if it is feasible to require a certain percentage of renewable energy to be provided. If greenfield/Green Belt land is released for development, would require zero carbon developments.
- Gone to Code level 3 at Broughton because it is required. It is a significant cost, therefore it stops money being directed into other things. Would impact on affordable housing provision. Building standards are challenging enough. Government are driving through the sustainable homes agenda, so environmental standards are already being addressed. Technology changes very quickly, so measures decided in the early stages are outdated by the end of the project. Would be meaningless to insist on measures over and above those insisted on by the government.
- Flooding is a huge concern. Developers must deal with surface water and slow down the flows onsite. The council must insist on this, because flooding is a very real concern in Salford. It is not possible to just direct surface water into the combined sewers, because it is already clean and sewage pumping/cleaning processes add CO2.
- Designing for flood risk is important, including safe escape routes and access needs.

### **GROUP 3**

#### Housing

- A delegate from a housing association reported that it's difficult for them to let flats in the Salford area. People in flats who want to get married and raise a family struggle to get family housing; there is a need for more family housing.
- The difference in the housing/apartment balance between option 1 and 4 is 'not that great', and that shouldn't drive the whole strategy
- There should not be a set percentage of apartments/houses, it should be left to the market

- There was a difference in opinion between delegates about the future of the apartment market. Strong arguments were put forward that developers build apartments because they can sell them, some considered that the market for apartments will pick up again. It was also stated that vacancy rates in apartments are less high than is commonly believed. Others explained that they are no longer interested in building apartments, and implied that they would not be for the foreseeable future.
- There was a difference of opinion as to whether families would live in apartments, most delegates felt that families wanting to live in apartments would remain rare.
- There was consensus that it was important to have a variety of housing, providing mixed communities (including a mix of tenures), providing for existing residents as well as new residents associated with Media City.
- Run-down housing estates don't support shops and they over-run services such as health care
- Development has to be phased appropriately, to ensure that development on greenfield sites happens only after brownfield sites have been redeveloped.
- Developments had to have access to services and facilities as well as jobs (again there was consensus about this, from both developers and transport agencies).

#### Employment

- In the discussion of whether employment land should be built on, the biggest concern was ensuring that people could get to jobs.
- It was argued that Salford will not get huge new manufacturing employers, and that it is important to increase the density of the best employment areas to allow house building on some of the lower quality areas.
- Concerns were raised about how quality (in terms of servicing, grounds maintenance, etc) could be provided on smaller employment sites.

#### Infrastructure

- Brownfield sites tend to have better transport access.
- It's difficult to get S106 money for public transport.

#### Environment

- Developers argued that the new buildings are a relatively small proportion of the built stock, and that sustainability efforts shouldn't be targeted at new build, which is covered by fairly strict building regulations anyway. It was argued that we should look at other ideas such as streetlights, transport and renewable electricity generation.
- The right balance needs to be struck between refurbishing housing and replacing it.
- Businesses are currently installing woodchip boilers because it is cost effective. The infrastructure implications of this need to be considered,

where are the woodchips going to come from and how will they be transported.

- The location of houses, jobs and services and the length/type of journeys between them is key. A delegate from the Highways Agency advised that access to services is as important in reducing travelling as access to jobs. Some delegates wanted to see services provided as part of new developments, which would otherwise have poor access to services.
- Developers will not be able to pay for all the necessary infrastructure, Government has a part to play.
- In terms of building on green field/ Green Belt, the most important thing is not to lose the functions that land provides. e.g. if land acts as water storage, provide additional storage, if land has a cooling effect, plant street trees, if land is used for dog walking, then green corridors may be equally effective.
- Salford's soils are more permeable than some other districts (e.g. Oldham), and therefore are particularly important for allowing water to infiltrate.
- Supplementary Planning Documents will require new open space to be created as part of development. This may be better quality and better managed than the land that has been built on.
- It is crucial that open spaces are well managed, so that they are well used. Badly maintained or underused spaces get into a cycle of decline.
- The quality and function of open space are more important than quantity.

#### Other Comments

- There needs to be variety, not identikit developments all over the country.

#### **GROUP 4**

##### Housing

- Option 3 looks like most balanced of the four options.
- Concerns were raised over the level of apartment provision, particularly considering current vacancy rates for apartments in existing developments.
- Although as repossessions go up, perhaps this will cause an increase in demand in the rental sector.
- It is very important to have sufficient infrastructure provision to go with new housing, i.e. schools, shops, community facilities, and this hasn't always been the case in the current era of inner area regeneration/redevelopment
- There are different ways of delivering apartments. It was questioned why the UK can't develop apartments to the same standards as continental Europe. The refurbishment of warehouses/industrial heritage seem to be far less problematic than new builds, raising the question as to whether it is the principle of apartments that causes problems, or merely the way in which they are delivered, design

standards, standards of finishing, the social mix of tenants/buy to let landlords etc.

- Lessons can be learned from continental Europe, where apartments can and do provide family housing, and housing is joined up with infrastructure.
- In last decade, developers have been very keen to deliver apartments, due to high returns from high density. Now the economic climate IS more uncertain. The Core Strategy needs to take this into account, especially with regard to apartments.
- The Core Strategy needs to be more certain through its evidence base - who are the 38,600 homes for? Who will live in them? Concerns were raised that housing development is numbers based instead of taking a more nuanced approach. Response was that household projections inform RSS, and they all show more households being created - people living longer, more single people etc.
- More affordable housing is needed for local people.
- The issue in Salford is that highways take people through the city, not in and amongst it, housing and infrastructure need to connect jobs and homes in the city.
- Brownfield/greenfield/greenbelt arguments over where development (especially housing) is located are perhaps becoming less important than the actual location and where it is in relation to infrastructure, sometimes greenfield site may be more sustainable overall than brownfield.
- Transport Innovation Fund outcome could have a big influence on future demand for housing in different locations, regarding their location inside or outside of any charging boundary finally agreed.

## Employment

- Greenbelt legislation is robust, and perhaps too inflexible/not locally specific.
- Option 4 sounds very hard to justify against Greenbelt legislation.
- Question whether major sites are actually less sustainable. Question if a collection of more dispersed, smaller scale sites is more sustainable.
- Transport Innovation Fund is a major factor which could influence whether existing businesses remain in the city, and whether new ones are attracted, and if so what kind. This will be vitally relevant for making sure homes and jobs are well located in relation to each other, so Core Strategy will need to quickly respond to the outcome of Transport Innovation Fund referendum.
- The Ship Canal could be major asset for employment and logistics. Option 3 supports greenfield release around this area (Barton) which is supported.
- The location of employment is vital, i.e. Cutacre could be major boost for Little Hulton, needs to be the right kind of jobs for the local labour market.
- Questions were raised over the current situation. Until we know if smaller local employment sites are underperforming, it is difficult to have an informed viewpoint over whether they should be released. Will

be much better position to judge when Employment Land Review is published.

- If local smaller employment sites are underperforming, should they not be helped to be more efficient, through various mechanisms, rather than discarded/released for housing/other uses. Some of these sites are important for local businesses.
- Important to take into account the effect of any employment land release on local businesses.
- Developing brownfield sites is often more expensive and involves remediation costs.
- Concerns were raised over whether options for attracting future jobs are constrained if too much emphasis is placed either on large-scale, new sites or smaller local sites. Balance is needed and the Core Strategy should reflect this.
- Question what is the vision for Salford. Is it for both housing and employment, for largely office-based employment, for the development of Media City, focussed on manufacturing, or a city of housing with little employment. Concerns that Core Strategy at this point doesn't make a decision on this, and that it is not bold enough. The vision, whatever it is, should be a major part of the final document.
- With the new 'City Region' agenda, each of the ten Greater Manchester authorities is positioning itself, i.e. Bolton is going for mostly office-based job creation, so it is vital for Salford that it is open and honest and positions itself well with a vision of how it fits into the conurbation/city region as a whole.
- Competition will come from Wigan/Bolton.
- The value of agricultural land could go up in the future, with concerns over food security. The Core Strategy should take this into account when looking at greenbelt land release/farm diversification, especially on Chat Moss

## **GROUP 5**

### Housing

- The apartment market is disappearing. Realise that the Core Strategy is a long term document, but we are still building too many apartments and we need to ensure we provide a wider mix of housing now and in the future.
- We need to ensure that we provide high quality family housing, particularly for new employers and employees, for example at MediaCityUK. We need more attractive housing options to maximise these development opportunities.
- It is critical that we have the right amenities near to housing, in particular schools, to retain families in the city. Otherwise people will move out of Salford when they choose to start a family.
- The Core Strategy should deliver development in sustainable locations, ensuring that infrastructure comes forward before developments.
- Communities work best when there is a mix of housing types and local amenities.

- Need to consider how local centres can accommodate the proposed increase in housing numbers. Will the increase in households in certain areas of the city place too much demand on local centres. Expand facilities in areas that will accommodate major growth, or leave space for expansion if housing development is phased and growth will come later on.
- We should be looking to achieve our brownfield targets first then after these have been met, look at other options on greenfield land.

#### Infrastructure

- Development sites must be sustainable, not just in terms of providing appropriate transport infrastructure, but also in terms of providing enough amenities to reduce the need to travel. We need to ensure these amenities are brought forward, in particular, schools.
- We should be looking to improve existing infrastructure to maximise opportunities already in place as well as providing new infrastructure to accommodate new growth. Access from Salford Quays to the rest of Salford needs improving.
- We need to be careful of using a dispersed approach to housing and ensure appropriate infrastructure is provided. We might expect a watering down of environment standards in the current economic climate but we must make sure that when the economy picks up there are requirements in place for high environmental standards and ensure that developers do meet these.
- If Transport Innovation Fund doesn't come forward, we need to make sure transport is improved to inaccessible areas, to make them sustainable and ensure that there are alternative methods of funding in place, for example, Cutacre needs to be made more accessible for it to be a sustainable location.
- We should be encouraging mixed use schemes with offices and homes and amenities together to encourage walking to work.

#### Employment

- We must take into account changes in the economy. We must promote growth sectors in the right locations. We need to look at what the growth sectors are and where there is a need for them. There is a need for service sector employment in the regional centre but we still need to provide for traditional industry in other areas of the city, so maybe redeveloping employment sites for alternative uses is not such a good idea. It is important to keep employment near to local communities, rather than decentralising employment by providing these strategic sites in unsustainable locations. If we do go ahead with these strategic employment sites it is essential that access to them is improved.
- We need to look at employment in a Greater Manchester context, and look at how employment sites in Salford fit with others in surrounding authorities e.g. Omega in Warrington.
- The Core Strategy could allow for flexibility by not allocating employment sites for specific employment types.

## Environment

- We need to look at moving energy demands away from the grid to more decentralised supply systems.

## Q&A

**Q:** How will infrastructure provision come together?

**A:** The Greater Manchester Strategic Plan is seen as the vehicle to co-ordinate activity. This may challenge some of the policies in the Regional Spatial Strategy. Further transport work is being commissioned across Greater Manchester.

**Q:** Are other Greater Manchester authorities challenging the housing numbers proposed in the Regional Spatial Strategy? We should be ensuring that we deliver the right type of housing.

**A:** Housing numbers in the Regional Spatial Strategy are derived from household growth forecasts. It is difficult to translate household growth forecasts into dwelling types. Single households will not necessarily want to live in 1 person dwellings. Adaptable dwellings can meet a lot of these needs. The Greater Manchester Strategic Housing Market Assessment splits Greater Manchester into 4 different housing markets, and starts to look at the type of dwellings needed in these areas. It is also about considering what type of city we want to create, smaller households in the form of higher density development, or family homes. Evidence behind need must be balanced with a policy decision about the type of city we want Salford to become.

**Q:** Has the Regional Spatial Strategy figure been considered alongside other factors such as more up to date household projections, vacancy levels, demolitions etc?

**A:** A Background Report is being finalised, and will be published shortly. This explains the reasoning behind the housing figure proposed in the Issues and Options Report. There is an opportunity to reduce the overall housing figure if we reduce the annual figure for the 6 years beyond the RSS period. All figures in the Core Strategy are net so take into account clearance.

## **ECCLES COMMUNITY COMMITTEE, 25<sup>TH</sup> NOVEMBER 2008**

The following section summarises the views expressed during the discussion which followed the presentation given to the Eccles Community Committee by Dave Percival.

**Q:** Eccles Station does have a place for capacity improvement, and it is important to support and endorse capacity enhancement and secure the improvement to the interchange at Eccles. Can this be considered?

**A:** The Rail Utilisation Strategy seeks to improve interchanges and facilities. This is reflected in the Core Strategy, and the objective to improve interchanges is in the Core Strategy. Views on any additional information to

be contained within the Core Strategy would be welcomed through consultation responses.

**Q:** Eccles Station has poor disabled access. It has previously been suggested that the station should be moved to Patricroft, is this still the case?

**A:** We can raise the issues regarding disabled access with Network Rail. A new station may result in the loss of passengers because of losing the links with the interchange.

**Q:** Doesn't Peel Holdings own the land at Barton Moss? Therefore how will the city council deliver these proposals?

**A:** The proposals in the Core Strategy will not be delivered by the city council. The city council will be relying on the investment of developers and landowners such as Peel Holdings, and other house builders, and registered social landlords.

**Q:** Concerns were raised regarding the freight terminal at Barton Moss. Why is this included in the Core Strategy when it will need to be decided by planning panel?

**A:** It is important to put everything into the Core Strategy consultation to obtain people's views. The application at Barton will need to be determined by the Planning Panel. Having the right infrastructure in place to support this application will be essential in determining whether the proposal can go ahead.

### **WORSLEY BOOTHSTOWN COMMUNITY COMMITTEE, 25<sup>TH</sup> NOVEMBER 2008**

The following section summarises the views expressed during the discussion which followed the presentation given to the special meeting of the Worsley and Boothstown Community Committee by Dave Percival.

**Q:** Can we put forward an alternative option?

**A:** If another option is put forward by residents, will it be subject to consultation and will it be taken into consideration in drafting the preferred option. Ultimately, the decision on which is the preferred option will be taken by the councillors.

**Q:** How were options drafted?

**A:** Consultation on Strategic Housing Land Availability Assessment brought forward housing sites. Research was also taken into consideration, for example documents such as the Northern Way. Cabinet and Lead Member saw and signed off the final document for consultation.

**Q:** How will you weight the views of the community and developers?

**A:** We will need to look closely at all the arguments made and the volume of objection. It is not as simple as weighting, we will need to understand the grounds for objection. Developers will need to convince the council and the planning inspector of their case, and the inspector will also be looking at the case made and views expressed by the communities. We will need to look at a number of sources of evidence and the household projections to understand what is the best approach for the city council to take.

**Q:** Question housing figures across other authorities in Manchester, how do other authorities housing requirements compare to Salford?

**A:** It was explained that a policy decision has been taken to allocate a higher housing figure to Salford, given its highly accessible location, availability of previously developed land and the objectives to regenerate this part of the city.

**Q:** How many vacant dwellings are there in the city?

**A:** There are approximately 5,500. A vacancy rate of 3% will be applied to new dwellings.

**Q:** Why does the Core Strategy plan beyond the timeframe for the RSS?

**A:** Government guidance requires this. We have to plan for 15 years beyond the date which the document is adopted (anticipated to be 2011). What happens between 2021 and 2027 in terms of housing development reflects the household projections.

**Q:** What account has been taken of all the existing approvals in the Inner areas?

**A:** The 38,600 figure incorporates 17,250 approved dwellings in the city. Existing planning permissions will account for a significant proportion of the housing planned.

**Q:** Will the majority of these dwellings be delivered by the private sector?

**A:** Yes, but some of the housing delivered will be affordable housing delivered by registered social landlords.

**Q:** How have we factored in the credit crunch?

**A:** In options 3 and 4 there are less apartments proposed in the Regional Centre, reflecting that the peripheral areas of the Regional Centre may no longer accommodate as many dwellings. It is difficult to know where we will be in economic terms in 2010, and even more difficult to predict the situation in 2027. The core strategy proposes different options for phasing development. This includes options for phasing less development in the first few years and more development in later years to reflect the current economic situation.

**Q:** Is it possible to reduce 38,600?

**A:** We can't reduce the figure below 1,600 per annum figure, which the RSS requires us to plan for. We can however influence other factors which have been factored into the overall housing figure, such as the higher household projections built in, the growth point bid. We have looked at evidence as to how dwellings are occupied, and have assumed that vacancy rates are currently high but will then drop off, given the trend for 'buy to leave'. Have factored into the number an allowance for second homes, such as the hotel lets present in the quays.

**Q:** Are you liaising with the departments in the council who are planning for school places?

**A:** Yes, we have met with the relevant officers. It is understood that even taking into consideration the current programme for closure, amalgamation and refurbishment of secondary schools, there will still be surplus places in 2014. We are aware that household sizes are declining and apartments (of which there are a significant number proposed) tend to have fewer children.

**Q:** Why has the RSS figure gone up from 530 to 1,600?

**A:** Manchester City Region figures have increased significantly, and Salford's share of the Manchester City Region has increased. The Office for National Statistics evidence on population and household projections must be taken into account, if we dismiss this evidence, we will need to be able to justify this.

**Q:** How was the RSS figure decided?

**A:** AGMA agreed this figure.

**Q:** What is the current status of the Cutacre site?

**A:** UK Coal are washing coal on the site, but would like to construct an employment area and country park. In Bolton's Core Strategy, this proposal is supported in its preferred option.

**Q:** How many jobs will MediaCityUK generate?

**A:** About 15-16,000.

**Q:** How does the Core Strategy provide for community facilities such as shops and schools?

**A:** There are some new local centres proposed in the Core Strategy. We are working closely with colleagues from education looking at capacity, and it has been indicated that existing surplus places will accommodate needs of the community in future.

**Q:** Building more housing in this area will cause problems, there is no joined up thinking in terms of matching infrastructure with employment. Planning until 2027 is looking too far into the future, we need to address the problems which are arising now.

**A:** It is the job of the Core Strategy to join these things together and plan in the long term. This is something all local authorities have to do, and if we don't have such a high level strategy in place, we won't have a strategy which we can use to refuse planning applications which we don't support.

Other issues raised

- Concern regarding overall housing number, and some confusion regarding housing development being planned date the plan is anticipated to be adopted rather than from the base date of the plan (2007).
- Do not consider that the summary leaflet balances all the things the document needs to take into consideration. It is housing focussed, and doesn't reflect the need to grow employment opportunities. Should incorporate details of biodiversity, infrastructure, retail etc.
- Need to be clear on definitions in the final document, as people find the different terminology confusing, in particular the definition of affordable housing, Green Belt and the difference between this and Worsley Greenway, and green field.

### **East Salford Community Committee, 27<sup>th</sup> November 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the East Salford Community Committee by Graham Gentry.

**Q:** Why is there an emphasis on apartments?

**A:** There are a large number of existing planning permissions which need to be taken into consideration, about 15,000 apartments. Evidence suggests that there will be a significant increase in the amount of smaller households. Apartments make efficient use of land, and delivering more houses will require more land. Salford is at the centre of the Greater Manchester and therefore there is an expectation that the city will accommodate a significant amount of development, and in particular apartments in areas of the city where this type of accommodation is appropriate.

**Q:** What are the plans for the Castle Irwell site?

**A:** The land is owned by the University. We assume that the site will be redeveloped for housing, and will be liaising with the University on this as plans emerge.

**Q:** Need to address the problems of vitality and vacancy at Mocha Parade now.

**A:** If development comes forward then we can support this, but whether development comes forward is a commercial decision, which will be driven by

the private sector. It is arguable that more people living in the area could generate some improvements in local service provision.

**Q:** Do the population growth figures factor in students coming into the area?

**A:** Yes and we will be working with Salford University to establish their plans for increasing student numbers.

**Q;** Concerns regarding the Countryside Development scheme, and the empty shop units below the apartments. As the development is nearby local centres, the retail units have remained vacant.

**A:** The city council can not require that these units are occupied immediately, this will be down to the market.

**Q:** Have you taken account of the masterplan for the University?

**A:** Yes, the University is an important land holder in the city, and we need to ensure what is proposed in the masterplan is acceptable in the context of the wider objectives for city's development.

### **CLAREMONT AND WEASTE COMMUNITY COMMITTEE, 9<sup>TH</sup> DECEMBER 2008**

The following section summarises the views expressed during the discussion which followed the presentation given to the Claremont and Weaste Community Committee by Claire Thorn.

- Discussion regarding the boundary of the Regional Centre.
- Query what is the level of demolitions, therefore what is the actual level of housing being built? Can't answer this question fully as level of housing demolitions beyond those with existing planning permission is unknown.
- Need to look at what should be allocated and where in terms of development, as well as planning in the green spaces between development.
- What will apartments look like in terms of the scale, height and size of these dwellings. We need to think about what type of dwellings will be on offer to communities in 2027, and the type of housing they need. We have to think about the size and type of dwellings single person households want, this may not be one bedroom flats, duplex apartments offer a solution to larger accommodation in an apartment/high density format. We may need to think differently about how we live, high density accommodation is not necessarily a bad thing if it is designed well.
- High density terraces discussed, as a means of delivering high density housing whilst retaining the sense of community.
- Why are we asking apartments or houses, we need a mix of these types of dwellings across the city.

- Maisonettes are middle ground, can be successful, but need to be teamed with city parks.
- The plan needs to be about building places which work for communities and encourage cohesion.
- The population is going to be older, need to make provision for this, but it needs to be sustainable, focussing on adaptation (lifetime homes) and improving/adapting new stock
- The climate change agenda is important – we are facing huge challenges, energy efficiency, renewable energy targets, flood risk.
- The plan should strive to achieve equity across the city in terms of facilities for communities. Weaste is deprived, it abuts Media City and doesn't have its fair share of facilities to accommodate needs of population in this area.
- Question whether Weaste and Seedley can be identified as an area of Major Change.
- Salford has its own identify, it is important that this comes through in the Core Strategy and is built upon.

#### **IRLAM AND CADISHEAD POLITICAL EXECUTIVE, 9<sup>TH</sup> DECEMBER 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Irlam and Cadishead Political Executive by Matt Doherty.

**Q:** Where will the affordable housing come from?

**A:** All four options propose a requirement for the provision of affordable housing in new developments, ranging from 20% in option 1, to 30% in option 4. The affordable housing has to be funded across a broad spectrum. Developers will be asked to provide a certain amount of affordable housing and they can then sell the properties to a registered social landlord. The delivery of affordable housing is not all on the developer however. Socially rented housing is more expensive for a developer than intermediate housing and it is unlikely that a developer would be able to provide the full required amount of affordable housing as socially rented. Other ways of providing affordable housing will need to be looked at. The 'housing needs assessment' has identified targets for each type of affordable housing. These targets will need to be viability assessed before adopting the Core Strategy.

**Q:** A57-M62 link road. The group have had discussions with the Highways Agency about adding another junction on the M62. There are concerns over the proximity to the Mosslands, but the Highways Agency have said that if the benefits can be demonstrated on a strategic wide basis, it would go ahead. Question how would the link road would be delivered.

**A:** The link road would be delivered as a result of developments in this area coming forward but also, the developments could only come forward with the link road in place.

**Q:** The group disagreed with the location of the park and ride facility and want it placed where local residents could use it, at the Salford Reds Stadium.

**A:** The purpose of the park and ride is to pick up traffic at the M62 junction and prevent the traffic reaching residential areas. If the facility was located in the residential area it would increase congestion and function to serve the local population only.

**Q:** Link road to Carrington/Partington. The group showed some disagreement regarding this, and do not want to be connected with these areas across the Ship Canal.

**A:** The purpose of this link road would be to improve access across the canal and make it easier to access job opportunities.

**Q:** The group expressed interest for waterbuses along the canal to transport people from Salford West to the Regional Centre. They believe that if the canal is going to be opened up we should be looking at passenger travel as well as freight. They want to see the ship canal opened up and protected as a feature. Development should be set back from the canal.

**A:** Freight opportunities are to be maximised along the canal but using the canal to transport passengers raises the issue of travel times.

**Q:** Are we contacting farmers directly?

**A:** We have contacted people that have registered with us but we are reliant on people reading the paper and attending the drop-in sessions.

**Q:** What do you mean by farm diversification?

**A:** Essentially, it is about what policies we put in place. We will either choose a greater degree of flexibility and promote other uses such as tourism and encourage small scale local enterprises, or we will take a more restricted and limited approach.

Other points raised:

- A study on the Mosslands was completed with Wigan and Warrington and the group would like to see this referred to and included in the Core Strategy.
- The group are pleased to see no more peat extraction.
- The group are opposed to option 4.
- The group are opposed to any residential or industrial development in the Green Belt.
- The group believe there is sufficient land available and we should be building up rather than out into the Green Belt.
- The Core Strategy does set out options for renewable energy but the Sustainable Design and Construction SPD will discuss this in more detail. There is nothing in the Core Strategy to prohibit CHP

schemes, but these will come in through the Code for Sustainable Homes.

- The Mosslands will be protected, but depending on which option we go forward with, the proportion of the Mosslands to be protected and the extent of the land restored as bog land will vary.
- Apartments do not sell well in this area; there are a high number of empty apartments.
- Concerns were raised over using the Irlam Industrial estate for housing due to huge contamination issues. Remediation would be such a costly exercise that the site is unlikely to be attractive to developers. Suggested concreting the site over and building a park and ride facility.
- Want the A57 putting on the map/key diagram.

### **COMMUNITY HOUSING SERVICE USER NETWORK, 11<sup>TH</sup> DECEMBER 2008**

The following section summarises the views expressed during the discussion that followed the presentation given to the Service User Network by Matt Doherty.

- Housing development needs to be affordable, and social housing in particular is the best type of affordable housing for vulnerable groups. At present, people are continuously moving around from property to property.
- Shared ownership properties are not affordable to vulnerable groups.
- There is a lack of green space in the city, and the Core Strategy should address this. The Quality of Life Survey mentions access to green space.
- The loss of Green Belt is a concern to some, but others, particularly those living in the inner areas of the city. Many consider that it is not valuable, as they can not access it.
- The location of new housing, and in particular affordable housing, needs allow vulnerable people to be integrated into communities.
- The Core Strategy should balance out the use of green space for development on the edges of the city with creating and promoting open spaces in the inner areas.
- Need to incorporate wheelchair access properties and lifetime homes into the wider community.

### **IRLAM AND CADISHEAD COMMUNITY COMMITTEE, 15<sup>TH</sup> JANUARY 2009**

The following section summarises the views expressed during the discussion that followed the presentation given to the Community Committee by Graham Gentry.

- Queries regarding whether the preferred option will be determined through a vote. It was confirmed that there will be a significant number of factors which will need to be taken into consideration in determining the preferred option, including the comments made by

the local community, stakeholders and statutory consultees, and any new and existing evidence.

- It was questioned whether population growth will be taken into account in determining the amount of development required. It was confirmed that household growth figures are factored into the overall housing figures proposed in the Core Strategy.
- Concerns were raised in relation to the level of transport on the A57 and that further development would exacerbate this problem. It was explained that in options 3 and 4, there is a new link road proposed at Barton.

### **‘IT’S YOUR SALFORD ‘ FACEBOOK GROUP PAGE**

A group was set up on the Facebook social networking website, as part of the Core Strategy consultation process. The aim of using Facebook was to engage with a wide range of people by using a means of communication which is popular, informal, and familiar to many. Through Facebook, people were invited to comment on the Core Strategy, make suggestions as to how the city could be improved, and upload their photos or videos of Salford onto the page. Salford City Council had not previously used Facebook or any other social networking site to promote or raise awareness of any of its services or developments, so the Core Strategy page was a first for the city council.

It was also hoped that the Facebook page would attract a different demographic than those who would normally engaged in a planning consultation process, in particular younger people.

The “It’s your Salford!” Facebook Group page was launched on 12<sup>th</sup> November 2008, and invites were sent out via Facebook to people already using the site through other local networks. These included networks for local high schools and colleges, Salford interest groups and local community organisations. Neighbourhood Managers were contacted regarding the Facebook site, and encouraged to pass on details of the consultation to local youth groups. Members of staff who were Facebook users also invited people to join “It’s your Salford” as ‘friends’.

401 people joined the “It’s your Salford!” Facebook page. A wide range of people joined the group page from many different areas including:

- Local high schools
- University of Salford
- University of Manchester
- Council staff
- Salford City Radio
- Salford Youth Council
- Councillors
- Hazel Blears, M.P.
- ‘Friends’ from U. S. A., Greece, Italy, Canada and Malaysia.

Most 'friends' of the 'Its Your Salford!' page were individuals who had been invited, through a cascade of invites from 'friend' to 'friend' or network to network.

### **The Wall**

There were 12 comments made by 'friends' on the 'It's your Salford!' group wall (this is an area of Facebook where people can make comments, suggestions, give ideas in an open forum that can be viewed by all).

Comments included:

- An introduction by Councillor Antrobus (Lead Member for Planning);
- Calls for innovation and fresh ideas for Salford;
- Immigration issues in the area were raised;
- Concerns regarding the decline of the suburbs in Salford were raised;
- The friendly nature of Salford's communities was highlighted;
- Flooding issues in Central Salford were highlighted and suggestions made that the River Irwell should be re-routed and the old river beds cleaned up to be used for future flood relief;
- Calls for a permanent ice rink in Salford or leisure centre with a games area the size of an in-line roller facility;
- Objections to the congestion charge;
- Jobs should support local people and local businesses should be supported;
- The need to work in a joined up manner with other local authorities (Trafford Council posted an entry directing people to their Facebook Page); and
- Suggestion that there is a need for affordable housing for local people, and that landlords should be stopped from buying many properties.

### **Photos**

271 photos of Salford, both old and new, were posted on the group page.

These included:

- Architecture
- Salford's urban landscapes
- Salford's industrial landscapes
- Salford's green landscapes
- Ariel shots of Salford
- Housing, old and new
- Graffiti and other problems

### **Discussion Board**

The Facebook Discussion Board is an area where 'friends' can start a discussion about a topic of their choice. 7 topics were generated via the board.

The Discussion Board was started with an 'It's your Salford consultation - have your say' topic, which generated comments from 7 different people. These comments included:

- A call for fewer apartments, more family homes and council homes in Salford, along with better services and better areas;
- Concern regarding the time available to comment on the 4 options;
- Salford's potential to be one of the best cities in the country;
- Greater involvement of the community with activities such as 'In Bloom';
- Core Strategy consultation documents are too focussed on meeting government housing targets, not on what the people of Salford need or want;
- Concerns were raised regarding the delivery of the housing planned in light of the current economic climate. Question what plans are in place regarding the rise of unemployment anticipated;
- Suggested an Option 5, where options 1 – 4 are rejected, and the city council should go back to Government and request time to create a Core Strategy Plan to be proud of for the people, with the help of the people;
- The need for more community facilities, and community facilities should be supported through local initiatives;
- Public transport links should be improved, in particular a Metro extension;
- The city should embrace it's history of multi-culturalism;
- History and architecture should be restored or used creatively for the communities; and
- Observations were made about the neglected buildings and areas, and specific comments regarding the consultation process for the Core Strategy (which were responded to by the council on the Discussion Board).

#### 2.1 Other topics started on the Discussion Board included:

- 'What I'd Change', which included comments on local people's attitudes, crime and the fear of crime in the local area, and a lack of police and council intervention to tackle crime;
- 'Toy Run' with calls for Salford Council to support the annual bikers toy run;
- 'Grime Area' comments identified local areas which were neglected and dirty, despite containing important buildings;
- 'Why not go a little bit further?' suggested that the vision for Salford should be to develop the city in a similar way to Paris, with long, straight boulevards. Support was also given to option 1, with benefits such as less CO2 production; less encroaching into the countryside; a more stable and safe inner city; identifying opportunities for tourism; fewer car casualties; parks surrounding vibrant areas would no longer be problem areas; slower journey

times; and increased economic association with Manchester all identified as being reasons for supporting this option;

- 'New Broughton' raised concerns that in planning for new development in the area, lessons had not been learnt from previous re-development. The flooding problems in the area, car park lighting and the views that people were being moved to homes that are considered unsuitable were all also outlined as issues to address; and
- 'Drop In Sessions' details of all the Core Strategy Issues and Options consultation drop in sessions were listed.