1 November 2012

Dear Mr Findley

Salford Core Strategy

Thank you for your letter of 31 October 2012. There are a few points which I should like to make in reply. I make them, however, without prejudice to the conclusions drawn by the Inspector appointed to examine any new Local Plan.

I made no reference to the proposed expansion of Port Salford in my letter of 26 September 2012. This was because I consider that these proposals should be considered in the context of a plan proposing the correct amount of development, and its suitable distribution, to achieve soundness. It would therefore be premature at this stage to give any indication as to whether this proposal would be acceptable. It will no doubt be examined, therefore, in a different context.

You refer to the 20% buffer concerning housing. Rather than being a requirement additional to the minimum of 1,600 dwellings per year, or whichever annual average is eventually adopted, it should be moved forward from later in the plan period. One would therefore expect provision for more than 1,600 dwellings during each year at the beginning of the plan period and fewer during its later stages.

On the duty to co-operate, I remain inclined to the view that the Council did abide by this duty, but this initial conclusion is subject to any further evidence or submissions made. I do, however, strongly recommend that, should you embark upon a new plan, you have written evidence about the nature of the various meetings, when and where they took place, those present, a record of the proceedings and the outcomes of the co-operation. This is, of course, a fairly new requirement and no doubt good practice will emerge as Councils seek to meet their obligations in this respect.

I would like to thank you, your team and all the other participants at the examination for the courteous, constructive and good humoured way in which evidence was submitted. I particularly appreciated the parties’ willingness to meet outside the examination to agree various matters. We should all be grateful to Mrs Frances Taylor for her splendid work as Programme Officer, and to the note-takers for their cheerfulness in doing not the most exciting of jobs.

I have asked Mrs Taylor to put this letter on the examination webpages.

Yours sincerely

Richard E Hollox