

## **Plain English Summary of: Places for Everyone Joint Local Plan 2021: Proposed Main Modifications Consultation**

### **1 Introduction**

- 1.1 Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.
- 1.2 The plan was submitted to the Government in February 2022 together with all the representations received during the final stage of public consultation, which took place from 9 August to 3 October 2021.

### **2 Examination Stage**

- 2.1 The PfE has now reached the examination stage. Planning Inspectors appointed by the Government 'test' the document to see if it meets the requirements of the relevant legislation and to see if it is 'sound'. If the plan is successful at examination it will become part of the adopted Development Plan for Trafford.

### **3 Modifications to the Plan**

- 3.1 The Inspectors have recommended main modifications [MMs] to the plan, to make the plan sound and legally compliant. The Inspectors have no power to recommend other changes, even if they would improve the plan.
- 3.2 The Inspectors will reach a final conclusion on the soundness of the plan following consideration of responses to the public consultation on the main modifications.
- 3.3 Additional modifications have also been proposed, which are changes that do not materially affect the policies in the Plan. The Inspectors will not consider consultation responses on these.
- 3.4 Whilst there are a large number of proposed modifications, including amending the plan period from 2020 to 2037 to 2022 to 2039, they do not change the overall Vision, Objectives and Spatial Strategy of the plan.

### **4 Summary of the Proposed Main Modifications:**

General:

- The net loss of Green Belt proposed has been increased from 1,754 hectares to 2,213 hectares. This is due to the fact that the Inspectors concluded that exceptional circumstances existed to justify only 18 of the 49 proposed Green Belt Additions
- Trafford's total office floorspace target has been updated to 223,661 sq.m and the total industrial and warehousing floorspace target has been updated to 543,919 sq.m.

- Trafford's housing target has increased from 17,954 homes to 19,077 homes over the revised plan period; which can be met from the existing supply of sites already identified.

**Trafford Allocations:**

- A number of modifications are proposed to the Trafford allocation policies to remove duplication with other thematic policies in PfE.
- The overall development quantum for each allocation remain unchanged and any amendments to the figures are as a consequence of the plan period change.

**Timperley Wedge:**

- A minor modification to the Timperley Wedge Green Belt boundary to retain a Site of Biological Importance (SBI) within the Green Belt.

**New Carrington:**

- No boundary changes were required for the New Carrington allocation.
- At New Carrington additional policy requirements have been added in relation to peat, following the specific hearing session on 5 July 2023. This relates to a need for hydrological and ground investigation studies to inform the masterplan, as well as suitable compensation strategies (where appropriate).

**5 Relationship with the Trafford Local Plan and Development Plan**

- 5.1 Once the Places for Everyone Plan is adopted it will form part of Trafford Council's development plan. As such Trafford Council's local plan will need to be consistent with it and neighbourhood plans will need to be in general conformity with the strategic policies. Trafford Council's Local Plan will set out more detailed policies including both strategic and non-strategic policies, as appropriate, reflecting local circumstances.

**6 Sustainability, Environmental and Equality Assessments of PfE and its Evidence Base**

- 6.1 The Inspectors have made it clear that the modifications they have decided should be made to the Plan should be subject to sustainability appraisal and Habitat Regulations Assessment as appropriate. Furthermore, the Inspectors have made it clear that the sustainability appraisal and Habitat Regulation Assessment reports will be subject to public consultation, alongside the modifications, before the end of the examination. Accordingly addendums have been produced for both the IA (incorporating the sustainability appraisal) and the HRA, assessing the impact of the modifications.

**7 National Planning Policy**

- 7.1 In December 2022 the Government consulted upon a number of potential changes to the National Planning Policy Framework (NPPF). The Government is still analysing the feedback, therefore the draft, as proposed to be changed, version of the NPPF cannot

be used to determine whether a Plan is “sound”; accordingly it would be unlawful to propose any “main modification” to PfE and/or withdraw from PfE, on the basis of the draft proposed changes to the NPPF. This is especially the case given that PfE is at such an advanced stage of preparation.

## **8 Mandatory Main Modifications Consultation Stage**

- 8.1 At this main modifications’ consultation stage, the consultation is only about the proposed main modifications and any policies map changes and no other aspect of the plan. This is a statutory stage required by national legislation.
- 8.2 Whilst it is only necessary to consult on the Main Modifications, changes to the policies map, updated sustainability appraisal and habitat regulations assessment reports, it is proposed to provide all proposed modifications (main and additionally) via a ‘Composite’ version of the plan, so that the overall proposed changes are clear.
- 8.3 As with the Regulation 19 consultation, the consultation will be hosted by the GMCA, with the consultation being carried out in line with the requirements of the relevant authority’s Statements of Community Involvement and the guidance contained in the [PINS Procedure Guide for Local Plan Examinations](#). It is proposed that the consultation would run for a period of eight weeks.
- 8.4 As required by the Trafford Statement of Community Involvement (SCI) the consultation documents will be made available on the Council’s website and the individuals/organisations registered on the Local Plan database, including statutory bodies, will be notified of the consultation. The GMCA will be notifying all individuals/organisations who responded at the previous Regulation 19 stage. Information about the consultation will be shared on the Council’s social media channels and a press release will be issued to publicise the consultation. Although not a requirement of the SCI, hard copies of the consultation documents will be made available at Trafford Town Hall and Sale Waterside, as well as libraries located close to the Timperley Wedge and New Carrington allocations.
- 8.5 Whilst not a requirement of Trafford’s’ SCI, site notices and posters will be erected/ displayed at multiple locations across the proposed allocations and in various libraries and community hubs, to reflect the nature of the Regulation 19 consultation. However, to avoid confusion about the nature of the consultation, it will be made as clear as possible that this mandatory consultation is about the proposed main modifications, changes to the policies map, updated sustainability appraisal and habitat regulations assessment reports only.

## **9 Post Main Modifications Consultation**

- 9.1 The Inspectors will consider all the representations made on the proposed Main Modifications (MMs) before finalising the examination report and the schedule of

recommended MMs. Further hearing sessions will not usually be held, unless the Inspectors consider them essential to deal with substantial issues raised in the representations, or to ensure fairness.

- 9.2 In some limited circumstances, the responses to consultation may lead the Inspector to consider that a new MM, or an amendment to one that has already been consulted on, is also necessary to make the plan sound or legally compliant; or that a proposed MM is not in fact necessary for soundness. The Inspectors may only recommend such changes to the MMs without further consultation if they are satisfied that no party would be prejudiced as a result. Should further consultation be necessary a further report will be presented to the nine authorities for approval.
- 9.3 Alternatively, if the Inspectors consider that no further consultation is necessary following the modifications' consultation, the ultimate decision to adopt must be taken by each of the Full Councils of the nine participating local authorities.

### **Other options**

There are no realistic alternative options available that would be in the best interests of Trafford. The Planning Inspectors have stated that they are satisfied, at this stage of the examination, that all of the proposed main modifications are necessary to make the Plan sound.

Withdrawing from the PfE Plan would likely jeopardise the entire PfE Plan for all the LA's involved. It would further require Trafford to consider strategic issues such as housing numbers and Green Belt in the Trafford Local Plan and would result in significant delays in Trafford having an up-to-date development plan. It would also likely require Trafford to deliver a higher housing number, requiring the release of more Green Belt land in Trafford. This approach would also incur substantial additional costs which cannot be recovered from the time and resources expended to date on PfE.

### **Reasons for Recommendations**

The PfE Plan enables a strategic approach to delivering growth and housing needs in the Plan area and in Trafford, and it sets the strategic framework for the Local Plan. The proposed modifications need to be approved by each of the nine LA's to ensure that the Plan can progress through the Examination process to Adoption.

**All consultation documents are available at**

**[Modifications – Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk)**