

Date: 9 June 2011  
Our ref: LDF/Further Minor Changes  
Your ref:

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**c/o LDF Programme Officer**  
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**Economy, Place and Skills Directorate**  
Strategic Planning and Information,  
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West Street, Oldham OL1 1UH

Tel: 0161 770 4151  
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Dear Inspector,

**Re: Joint Core Strategy and Development Management Policies Development Plan Document – Independent Examination – Further Minor Changes**

This letter relates to further minor changes and includes those following on from the Housing Session Item 6 'The Influence of the SHLAA on the Distribution of Housing'.

Further to the discussion at the Session the council would like to take the opportunity to suggest some further minor changes to the Joint DPD.

The council considers that the approach set out in the Joint DPD (Policy 3 and Policy 11) provides for a robust and flexible planning framework for the borough's 'address of choice' ambitions, which is appropriate, justified and consistent with national planning policy.

In light of the discussions at the Session and the Inspector's opinion that the council may wish to consider whether a minor change may add clarity to the council's approach, the following further minor changes are proposed regarding phasing arrangements in the Site Allocations Development Plan Document and the council's approach to development on non-allocated sites. These are set out in the table below.

<b>Minor amendment number</b>	<b>Relevant section of the Joint DPD</b>	<b>Minor amendment</b>	<b>Reason</b>
30	Policy 3 'An Address of Choice'; paragraph 5.44; second sentence.	Add ", and the phasing arrangements," after "Sites".	To provide clarification on the position regarding phasing arrangements and the Site Allocations Development Plan Document (DPD) further to the Housing Session held on 7

Minor amendment number	Relevant section of the Joint DPD	Minor amendment	Reason
			June 2011.
31	Policy 3 'An Address of Choice'; page 53; paragraph 5.47; last sentence.	Add to the end of the last sentence “, whilst acknowledging the contribution that non-allocated sites may make to the housing market.”.	To provide clarification further to the Housing Session held on 7 June 2011.
32	Policy 11 'Housing'; page 77; paragraph 6.31; second sentence.	Add to the end of the second sentence “, including the contribution that non-allocated sites may make to the housing market.”.	To provide clarification further to the Housing Session held on 7 June 2011.

With respect to the approach set out within Policy 3 and Policy 11 the council considers that both policies are sound. They are appropriate, justified and consistent with national planning policy guidance.

The council also wish to take the opportunity to suggest a further minor change to the definition of affordable housing following the revision to PPS 3 Housing in June 2011.

Minor amendment number	Relevant section of the Joint DPD	Minor amendment	Reason
33	Joint DPD and Appendices	Amend references to the definition of affordable housing to reflect the update to PPS3 Housing published June 2011: <ul style="list-style-type: none"> <li>Policy 10 'Affordable Housing'; page 73; paragraph 6.16 – Delete “Affordable housing is currently defined as including social rented”. Replace with “Affordable</li> </ul>	Factual update – to reflect change to PPS 3 Housing.

		<p>housing is currently defined in national policy as including social rented, affordable rented”.</p> <ul style="list-style-type: none"> <li>• Footnote 45, page 73 – Delete “2010”. Replace with “2011”.</li> <li>• Appendices; Glossary; Page 215 – Add “Affordable Rented Housing – “Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent”. (From Planning Policy Statement 3 on Housing)”.</li> </ul>	
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The council also wish to take the opportunity to suggest three further minor changes to the Joint DPD.

<b>Minor amendment number</b>	<b>Relevant section of the Joint DPD</b>	<b>Minor amendment</b>	<b>Reason</b>
34	Joint DPD and Appendices	Amend all references to “GMPTE” to read “Transport for Greater	Factual update – to reflect change of name in April 2011.

		Manchester”.	This is to provide clarification further to the Transport Session held on 3 June 2011.
35	Policy 25 ‘Developer Contributions’; page 129; paragraph 6.163; second sentence.	Delete “which is being prepared, will provide”.  Replace with “which has been prepared, provides”.	Typographical correction – to reflect fact that the Infrastructure Study was published as part of the publication stage consultation in October 2010.
36	Joint DPD and Appendices	Amend all references to ‘Registered Social Landlord(s)’ and housing association(s) to read ‘Registered Provider (s)’.	Factual update – to reflect change of terminology. This is to provide clarification further to the Housing Session held on 7 June 2011.

The council also wish to take the opportunity to suggest a further minor change to the Joint DPD in respect of waste arising from changes to PPS10 Planning for Waste Management highlighted in the GMGU letter dated 27 April 2011 (CD416).

<b>Minor amendment number</b>	<b>Relevant section of the Joint DPD</b>	<b>Minor amendment</b>	<b>Reason</b>
37	Joint DPD and Appendices	Amend references to the waste hierarchy to reflect the update to PPS10 Planning for Waste Management as set out letter from the GMGU in the letter dated 27 April 2011 (CD416): <ul style="list-style-type: none"> <li>Paragraph 2.36 – delete “using the descending options of waste reduction, reuse and recovery before disposal” after “the principles of the waste hierarchy”.</li> </ul>	Factual update – to reflect change to PPS 10 Planning for Waste Management.

		<ul style="list-style-type: none"> <li>• Strategic Objective 1 `k` - delete “, to minimise waste and its production, to increase reuse, recycling and recovery rates, and to manage waste as close to source as practicable” after “the waste hierarchy”.</li> <li>• Policy 7 criterion `a` - delete “which is based on reduction, re-use, recycling/composting, recovery and final disposal” after “the waste hierarchy”.</li> <li>• Paragraph 5.86 – delete “using the descending options of waste reduction, reuse and recovery before disposal” after “the waste hierarchy”.</li> </ul>	
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The council also wish to take the opportunity to suggest a further minor change to the Joint DPD in respect of retail.

Minor amendment number	Relevant section of the Joint DPD	Minor amendment	Reason
38	Policy 15 `Centres`; page 89; criterion a.	Add footnote to criterion a: “Criterion `a` does not refer to quantitative need or qualitative need as defined by PPS4. See paragraph 6.76”	To provide clarification further to the Retail Session held on 10 June 2011.

This Statement has been approved by the Executive Director for Economy, Place and Skills and the Cabinet Member (Deputy) for Housing, Transport and Regeneration.

A copy of this letter has also been sent electronically to the Programme Officer.

Yours sincerely

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