

Statement from Portfolio Holder for Planning, Environmental Services and Transport

Subject: Masterplan for land North of Mosley Common – decision following Confident Places Scrutiny Committee Call-in meeting on 23 August 2022 ([link to agenda and minutes](#))

Date: 12 September 2022

In line with the resolution agreed by Confident Places Scrutiny Committee at its meeting on 23 August 2022, I have given further consideration to my decision to approve the Masterplan for land North of Mosley Common.

I confirm that in doing so I have specifically taken into account the points identified through the Confident Places Scrutiny Committee meeting on 23 August 2022, as well as the officer report that that informed my initial decision.

My response to the points referred to by the Committee are taken in turn as follows:

1. Length of consultation:

I am satisfied that the length of the consultation that took place in March 2022 was sufficient, given that this was specifically on the content of the masterplan. This consultation was not intended to address the principle of the development (dealt with through the Places for Everyone process) or the specific development proposal (which will be dealt with through a subsequent planning application). There is no statutory basis for how long such a consultation should be for.

2. Timing and process of the consultations:

I am satisfied that the timing and process of the consultations on the masterplan were appropriate. The subsequent consultation referred to (originally envisaged to be in August 2022) will be an informal pre-application consultation by Peel L&P on their proposals for their hybrid planning application, rather than on the Masterplan specifically. As a result of the call-in, this consultation has been delayed, but will take place prior to the submission of the planning application. The community will be able to submit comments to Peel L&P, who will then need to show how they have taken the comments into account in documentation accompanying a resultant planning application.

3. Investment in the busway:

I am satisfied that Section 106 is the correct mechanism to secure the additional busway stop and extra service capacity from the development. This approach is comparable to any other contribution to public transport infrastructure or services that is secured from a development through the planning process.

4. Primary school capacity:

The Council's Education Service has been closely engaged throughout the preparation of the Places for Everyone Plan generally and the Masterplan for land North of Mosley Common specifically. Their assessments indicate that the proposed development would generate the need for an additional one form entry primary school, and their preference is for this to be delivered as an expansion to the existing St John's Mosley Common Primary school, which involves land to be provided by the developer within the site. The masterplan reflects this position, and on this basis, I am satisfied that the proposed approach to primary school provision is appropriate.

5. Secondary school capacity:

Secondary school provision is not specifically mentioned in the masterplan because the development will not result in the need for additional secondary school provision within the site. The development will, however, be required to provide a financial contribution towards off-site provision, if necessary, to address the demand that is likely to be generated for secondary school places. This contribution will be determined at the planning application stage, including through the section 106 legal agreement.

6. The local road network:

The transport impact of the site has been considered strategically as part of the preparation of the Places for Everyone Plan, which has concluded that the development of 1,100 homes is acceptable in transport terms, subject to the delivery of highway capacity improvements to mitigate the impact of the full development.

Any planning application for the site will be subject to a more detailed Transport Assessment, which will determine the specific details of the mitigations that will be required, when they will need to be delivered and the financial contributions needed from the developer, through section 106 agreements and/or section 278 agreements. In line with national and regional objectives, the masterplan also includes a strong emphasis on encouraging active travel, with strong walking and cycling links across the development including to the Community and Travel Hub and the new guided busway stop.

Conclusion

Taking into account the points identified by Confident Places Scrutiny Committee, along with the original officer report, I confirm that I intend to uphold my original decision and to approve the Masterplan for land North of Mosley Common. This is on the basis of my responses to the reasons for call-in, set out above.