

## **Note on planning issues for Westhoughton with Chew Moor Area Forum meeting; 23.03.17**

### **Greater Manchester Spatial framework**

- Consultation on the draft GMSF closed on 16<sup>th</sup> January
- About 20,000 responses were received; these are currently being processed and then analysed
- Consultation responses will be taken into account in the 'publication' version of the GMSF; this is timetabled for September 2017
- The publication version is the plan that the Mayor and ten councils wish to adopt. It will be open to representations for a six week period in September/October
- The GMSF is timetabled to be submitted to the government in late 2017
- A Planning Inspector will hold a public examination into the GMSF in 2018; anybody who has made a representation has the right to appear at the examination
- GMSF adoption is planned for early 2019; it will then become part of the development plan and planning applications will be determined in line with the GMSF (and other remaining parts of the development plan) unless material considerations indicate otherwise
- The GMSF, when adopted, will replace much of the Core Strategy, but the current allocations of land in the Allocations Plan will mostly remain in force.

### **Hulton Park**

- A planning application is anticipated to be submitted in mid/late April or May 2017 by Turleys on behalf of Peel Holdings for the development of housing and also the provision of a golf course capable of hosting the Ryder Cup in 2026. This would include a 18 hole golf course, hotel, academy and driving range.

## **Bowlands Hey**

- Planning permission was refused in January 2017 for the erection of 129 houses off Collingwood Way (Ref: 97377/16).
- The applicant has informed the Planning Inspectorate and the Council that they are appealing the Council's decision to refuse permission. This is likely to be heard at a public inquiry. No date have been set but is likely to be held towards the end of this year.
- Planning Services will update Members and local residents when a date for the inquiry is known. [Public Enquiry date 5/7/17 (3 days allocated) ]

## **Lee Hall**

- Persimmon Homes appealed the Council's decision to refuse permission for the erection of 300 dwellings on the land in between Chequerbent roundabout and Platt Lane (Ref: 94696/15).
- The Public Inquiry was originally held in June 2016 but was adjourned as the appellant agreed to conduct additional transport modelling of the junctions. Further discussions have been held between the respective highways consultants/engineers. A methodology has been agreed but with no detail provided by the appellant to date.
- The appeal is set to resume on 25/04/17 and is scheduled to last 4 days (including a site visit). [Since postponed – new date 7/6/17 ]

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