

Higher Broughton Regeneration Area

Supplementary Planning Guidance September 2003

IN Salford

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INTRODUCTION

1.1 Salford City Council adopted this Supplementary Planning Guidance (SPG) on 17 September 2003. It relates to a 16 hectare area of Higher Broughton, located to the east of Bury New Road, where an area based comprehensive redevelopment initiative is planned. The boundaries of the initiative area are shown on Plan 1.

1.2 The Guidance is intended to set out how, within the context of policies and proposals in the adopted Unitary Development Plan, the regeneration of the area can be secured. The objectives of the Guidance are:

- To promote the successful regeneration of the area;
- To clarify the local planning authority's policy on key issues affecting the area;
- To adopt the masterplan for the redevelopment of the area;
- To provide a framework for considering planning applications in the initiative area; and
- To support compulsory purchase orders necessary to implement the initiative.

1.3 The document was adopted following formal public consultation. A statement of the consultation undertaken, the representations received and the local authority's response to those representations is available on request.

1.4 In the opinion of the local authority, the demand for older terraced housing in this area has fallen to the point where substantial proportions of the housing stock are no longer sustainable. Similarly, it is unlikely that the vacant shops at Newbury Place will be reoccupied, due to their design, condition and low market demand.

1.5 Comprehensive clearance is considered necessary to remove the impact of empty and vandalised properties on the image of the area. It is proposed to assist regeneration and help attract new development by creating an attractive and sustainable environment. The opportunity should also be taken to reconfigure and relocate existing schools, community and recreation provision, where possible and practical.

1.6 These proposals are an important part of the overall programme to promote the regeneration of Central Salford, reviving local communities, ensuring the delivery of good services and tackling low demand for housing and poor physical conditions. The initiative accords with national and regional guidance promoting urban renaissance.

1.7 The initiative area is only 3 km from Manchester city centre, has a frontage to the A56, Bury New Road, and is adjacent to the popular Broughton Park area, where demand for housing is buoyant. It is considered that the proposed redevelopment site is of suitable size and shape to have the potential to attract new investment to the area.

1.8 The role, function and purpose of Supplementary Planning Guidance are set out in Planning Policy Guidance Note 12: Development Plans¹ (paragraph 3.15). SPG does not form part of the development plan, but supplements the policies and proposals within it.

BACKGROUND

2.1 The area contains a mixture of residential, commercial, education, recreation and community uses. It is suffering from significant problems, particularly a collapse in the market for terraced housing. Attempts to improve the existing stock have been unsuccessful and, following consultation with residents and other stakeholders, it is considered that comprehensive redevelopment is the best option for tackling the problems.

2.2 There are around 625 houses in the area. Of these, 385 are pre-1919 terraced properties, fronting the pavement. The area of pre-1919 terraced housing has been suffering from high levels of voids, crime and vandalism for some time.

2.3 Limited programmes to improve the housing stock, environment and security have been implemented, but have failed to reverse the spiral of decline.

2.4 Hanover Court, a residential tower block at the junction of Bury New Road and Northumberland Street is vacant and the site available for redevelopment.

2.5 A parade of shops, with accommodation above, at Newbury Place, on the frontage to Bury New Road is in very poor condition and is in commercial difficulty. Of the 12 shop units, 5 are vacant and a council housing office occupies 2. Other shopping centres in the vicinity, at Broughton Village and at Leicester Road, are considered more viable.

2.6 Brentnall Primary School moved to premises on Northumberland Street in 2001. The school's former site at the junction of Bury New Road and Broom Lane is available for redevelopment.

2.7 Other community facilities in the area include the North Salford Youth Club, Calderwood Community Centre, Greek Church (a grade 2 listed building), the private Talmud Torah School, a library, nursery and family centre.

2.8 On the south side of Northumberland Street are playing fields, comprising two grass senior football pitches, set within a site of 2.5 hectares. The fields were originally developed to provide school sports facilities. No school now uses the sites. The pitches are available for community use, but only by formal block hire. Although the pitches are of good quality, there are no on-site changing rooms (the nearest being 300 metres away) and there is no on-site management. For these reasons, the pitches are substantially underused.

2.9 There is a small, equipped children's play area on the Tully Street side of the playing fields.

2.10 The area is well served by public transport, lying between the Quality Bus Corridor on Bury New Road and bus services on Leicester Road. The majority of the regeneration area is within walking distance (400 metres) of bus stops on one of these routes.

NATIONAL AND REGIONAL PLANNING POLICY GUIDANCE

3.1 The government's **Urban White Paper**² sets out a new vision of towns, cities and suburbs which offer a high quality of life and opportunity, for all, not just for the few. The paper notes the problems caused by the widespread exodus of population from the inner-cities (para 2.10). Encouraging people to remain and move back into areas such as Higher Broughton is central to the vision (para 2.36).

3.2 The White Paper encourages the use of masterplans to set out a vision for areas undergoing change and encourages their adoption as Supplementary Planning Guidance (para 4.28).

3.3 Proposed actions to support the vision include getting empty properties back into use, tackling low demand housing areas and assembling large areas of brownfield land for redevelopment (para 4.36).

3.4 The recent Green Paper on housing³ recognises that, in some areas of chronic low demand, renewal may not be a viable long-term solution and selective or even wholesale clearance may be the only option (para 4.59).

3.5 **Final Regional Planning Guidance for the North West** was published in March 2003.⁴

3.6 **Policy UR1** promotes urban renaissance by measures including reviving communities, ensuring the delivery of decent services and tackling low demand for housing and poor physical conditions.

3.7 **Policy UR6** encourages a comprehensive approach to housing renewal, clearance and urban regeneration. It suggests the designation of substantial local areas for comprehensive regeneration, possibly including demolition and clearance, as part of a broader course of action to regenerate local communities.

3.8 Salford is identified as one of several areas where a significant amount of abandonment has taken place and where large-scale clearance may be necessary (para 5.27).

3.9 The proposals for the clearance and comprehensive redevelopment of the initiative area reflect the national and regional guidance and are designed to contribute to the urban renaissance of the area.

3.10 Several government Planning Policy Guidance notes (PPG) are also relevant to the proposed regeneration of this area of Higher Broughton. The proposals for the initiative area comply with this guidance.

3.11 **PPG 1 (general policy and principles)**⁵ states that a sustainable planning framework should use already developed areas in the most efficient way, while making them more efficient places to live and work (para 5).

3.12 **PPG 3 (housing)**⁶ states that, to promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities. New housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving quality of life (para 1).

3.13 The Government is committed to maximising the re-use of previously developed land and empty properties in order both to promote regeneration and minimise the amount of greenfield land being taken for development (para 22). Local planning authorities are advised to adopt positive policies to identify and bring empty housing back into use and, where appropriate, acquire properties under compulsory purchase procedures (para 41).

3.14 Good design and layout of new development is promoted and local authorities are encouraged to create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character (para 56).

3.15 Local planning authorities are also advised to avoid developments which make inefficient use of land, to encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and to seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors (para 58).

3.16 PPG 17 (open space, sport and recreation)⁷ emphasises the importance of local networks of high quality and well managed and maintained open spaces, sports and recreational facilities to create urban environments that are attractive, clean and safe. Local authorities are encouraged to develop local standards for provision of open space, sport and recreation, based on assessment of need and audits of existing facilities (para 8).

3.17 Existing open space should not be built on unless an assessment has been undertaken that shows it to be surplus to requirements (para 10). Planning permission involving development of playing fields should not be granted, unless one of four criteria is met: for example, where they are replaced by a field of equivalent or better quantity and quality in a suitable location (para 15).

UNITARY DEVELOPMENT PLAN POLICIES

4.1 The Unitary Development Plan (UDP) is the statutory land-use plan for the whole City. It sets out the Council's policies and proposals that guide the development and use of land. Salford's UDP was adopted in 1995⁸.

4.2 The adopted UDP does not include any site-specific policies relating to this area. It does contain general policies relating to housing, recreation, open space and community provision, which are all relevant to the redevelopment of this area and provide the framework for this SPG.

4.3 The plan strategy identifies the inner city, which includes the initiative area, as an investment priority area (para 3.6), where the objectives are:

- To secure and improve the quality of life by concentrating investment and development within this part of the city;
- To improve the quality of existing housing and create new residential areas, where appropriate;
- To safeguard employment opportunities and create new jobs;
- To bring about an improved environment and to enhance existing open space;
- To improve public and private transport arrangements and to help pedestrians; and
- To increase leisure and recreation facilities.

4.4 **Policy H1** states that the City Council will endeavour to ensure that the City's housing stock is able to meet the housing requirements of all groups within Salford by promoting measures including maintenance and improvement of existing housing and the release of land to accommodate new house-building.

4.5 Almost one fifth of the City's housing stock in 1995 was built prior to 1914, and the rate of improvement was not keeping pace with deterioration. The plan's objective, set out in **policy H3**, was to seek to maintain and improve older private sector housing through the improvement of the housing stock. However, **policy H3ii** recognises that the selective clearance of housing not capable of improvement and the provision of new dwellings and open space will be promoted. Since the plan was adopted, the rate of deterioration of older stock in Higher Broughton has escalated, with problems of disrepair compounded by lack of demand for fit terraced housing.

4.6 This SPG seeks to interpret and apply policy H3ii and other relevant policies to the Higher Broughton regeneration area.

4.7 **Policy H6** requires adequate provision for informal open space and children's play within new housing developments and **policy H11** sets out a sliding scale for provision of open space. This will need to be applied to the regeneration area.

4.8 The following UDP policies are also particularly relevant. This SPG seeks to provide a framework to apply these to the regeneration area.

4.9 The UDP's retail strategy prioritises the retention and improvement of defined "key local centres", under **policy S3**. Newbury Place is not included in this definition, the nearest key local centres being Broughton Village to the south and Leicester Road, to the east. The provision of retail facilities to serve purely local needs is, however, acceptable under **policy S2**. Also, **policy S4** provides for the identification and fostering of other local centres which provide an important local function, particularly in disadvantaged areas, such as Higher Broughton.

4.10 **Policy EC7** states that the City Council will support employment initiatives within residential areas where they do not have an unacceptable effect on the character, environment or amenity of those areas.

4.11 **Policy EN3** protects open land from development, with exceptions including development required by or in conformity with the UDP as a whole, or which is essential to the provision and improvement of public services.

4.12 **Policy R1** states that development on recreation land will not normally be allowed unless an equivalent replacement site is provided. **Policy R2** sets out targets for the provision of formal sports facilities and children's play provision. These targets are currently being reviewed to take account of the quality of the pitches and their capacity to deliver the number of fixtures required by existing clubs.

4.13 In 2000, an assessment of playing pitch provision and demand was commissioned from independent consultants, using a methodology endorsed by Sport England.⁹ The consultants recommended that Salford should seek a minimum standard of 0.69 ha/1000 population. The city council are currently developing local open space standards, as required by PPG17, and it is anticipated that this standard will be adopted.

4.14 The assessment concluded that there was no shortage of senior football pitches in the inner city. A shortage of mini grass pitches was identified as the main deficiency in provision in the area.

4.15 In looking at the remodelling of land uses in Higher Broughton, this recreation provision framework must be fully taken into consideration.

4.16 **Policy SC1** provides for the maintenance and improvement of social and community facilities, with priority given to the development of new and improved facilities in the investment priority area, including Higher Broughton.

4.17 **Policy SC3** safeguards land and buildings in education use. Where land and buildings become surplus to education requirements, consideration will be given to alternative uses. Priority is given to the retention of surplus education playing fields for public use and the re-use of school buildings to provide social facilities. These policies are reflected in proposals for the regeneration area.

4.18 Under **policy SC4**, any deficiencies in school facilities are to be made good. Under **policy SC6**, the community use of schools and other public buildings is promoted.

4.19 **Policy EN15** identifies Bury New Road as an environmental improvement corridor. This SPG sets out a framework to deliver improvements in the regeneration area.

4.20 **Policy EN16** states that the City Council will seek to improve the urban environment particularly through the promotion of area based improvement initiatives. Improvement of housing within the investment priority area is noted as an example of areas benefiting from such an approach. This SPG sets out how this might be applied in Higher Broughton.

4.21 As part of the preparation for the UDP review, the City Council undertook an extensive consultation exercise with local communities in 2001. This resulted in the Council adopting nine Area Plans, which will help to guide the UDP Review.

4.22 The Area Plan for Blackfriars/Broughton¹⁰ describes proposals for the regeneration of both Higher and Lower Broughton. It noted the problems associated with older terraced housing in the area and that a number of radical options will need to be considered, including selective or comprehensive demolition and redevelopment. The emerging proposals for the comprehensive redevelopment of this area were included in the Area Plan, including the erection of new private housing on the Northumberland Street playing fields, and replacement sports pitches on the site of the existing terraced housing to the west of Tully Street. The new open space would be linked to improved community facilities, enabling better management and use of the pitches.

4.23 The full text of the above policies and the Area Plan are available on the Council's web site and at public libraries.

FIRST DEPOSIT DRAFT REPLACEMENT UNITARY DEVELOPMENT PLAN 2002–2011

5.1 Whilst much of the strategy and many of the policies of the adopted plan remain valid and relevant to Salford today, there are also new local issues that have emerged that could not have been anticipated in the 1995 Plan. A replacement draft is currently being prepared to update the strategy for the City to meet the current and future needs.

5.2 The first deposit draft of the replacement Unitary Development Plan, 2002 - 2001 was published on 17th February 2003¹¹. The statutory consultation period on the draft ended on 31st March 2003.

5.3 It is not anticipated that the second deposit draft of the replacement Plan will be published until after this SPG is adopted. However, the emerging plan will be a material consideration in the development of the area.

5.4 The draft replacement UDP includes one site-specific policy relating to this area (policy H9/7). It also contains general policies relating to housing, recreation, open space and community provision, which are all relevant to the redevelopment of this area.

5.5 The general strategy of the plan is based on sustainable development, balancing the economic, social and environmental priorities of the City. The Central Salford area, which includes Higher Broughton, is recognised as having large areas of significant deprivation, with low demand and obsolete housing, derelict and underused land and buildings and poor environmental quality. Regeneration and investment is to be focused in this area to develop popular and attractive places to live, with good access to facilities, recreation, leisure and the Regional Centre, with high quality housing. The area will benefit from major housing market renewal.

5.6 Key objectives for housing policy are tackling problems of low demand, with potential clearance and redevelopment, as well as meeting localised unmet need for certain types of housing. Draft **policy H1** states that new housing development should contribute towards the provision of a balanced mix of dwellings within the local area.

5.7 Draft **policy H2** states that new housing will be permitted where the development re-uses previously developed land or on previously undeveloped land where the development would make a significant contribution to the regeneration of deprived areas, form an integral part of an area strategy approved by the City Council, and maintain a high level of environmental quality and amenity within the local area.

5.8 Draft **policy H3** supports a range of housing improvements schemes, including clearance of housing that is unfit, or for which there is little or no demand, or that is required for site assembly and regeneration purposes.

5.9 Draft **policy H8** requires adequate provision to be made for formal and informal open space within housing developments. The level of open space to be provided must be equivalent to 0.21 hectares per 100 bed spaces.

5.10 Draft **policy H9/7** designates the Northumberland Street Playing Fields as a site for new housing. Development of this greenfield site for housing is considered to be an integral part of major redevelopment proposals for the wider Higher Broughton area, which will make a major contribution to the regeneration of Central Salford. The grant of planning permission for housing development will be subject to the provision of replacement sports pitches (together with new changing room facilities) on land west of Tully Street, where existing terraced housing is proposed for demolition. The site is considered to be most suitable for family housing and development will need to achieve an average net density of at least 30 dwellings per hectare.

5.11 The plan provisions for retail and leisure development identifies the four town centres as the key focus, followed by the City's sixteen neighbourhood centres and then by other local shops. Newbury Place is not a defined centre, the nearest being Broughton Village and Leicester Road. Draft **policy S1** states that retail and leisure development outside town centres and neighbourhood centres, such as that to meet purely local need, must have a positive impact on urban regeneration, be well located in relation to its intended catchment population and maximise potential for linked trips with other nearby retail and leisure facilities.

5.12 Draft **policy E4** states that development comprising offices, light industry, general industry, warehousing or distribution will be permitted on previously developed land where the site is accessible by a choice of means of transport, and there would be no unacceptable impact on residential amenity or the highway network.

5.13 Draft **policy R1** states that development of existing recreation facilities will not be permitted unless adequate replacement provision, of equivalent accessibility and community benefit, is made within the local area.

5.14 Education, health and community facilities are identified as a key requirement of sustainable urban neighbourhoods. Draft **policy EHC1** requires new facilities to meet criteria of impact on residential amenity and character and environmental quality, minimise traffic impact and be accessible to the community.

5.15 Draft **policy ECH2** states that planning permission for the reuse or redevelopment of education, health or community facilities will be granted where there is a clear lack of demand for the existing use or appropriate alternative development is made.

5.16 Bury New Road is identified by draft **policy A5**, as a route where bus priority

measures would be permitted, to improve routes in to and out of the regional centre of Manchester. It is also designated, under **Policy EN10**, as an environmental improvement corridor, which is part of the strategic route network for the City.

5.17 The full text of the above policies is available on the Council's web site and at public libraries.

PROPOSALS

6.1 Indicative Masterplan: The City Council and its partners have prepared an indicative masterplan showing how the initiative area could be redeveloped. This is attached as plan 2.

6.2 The plan has been prepared following consultation with local residents and other stakeholders. A public event was held on 28 July 2002. The majority of respondents to the consultation were in favour of the proposals. Comments made at the event have, where possible, been incorporated in the current masterplan.

6.3 The main components of the masterplan are:

- Clearance of most existing housing in the initiative area;
- A range of new housing, including both high quality family housing and affordable properties, on the Northumberland Street playing field site, in the Cardiff, King and Turner Streets area, around Bond Square and the site of North Salford Youth Club;
- A community hub between Wellington Street East and Devonshire Street, including new accommodation for the library, nursery and family centre, community resource facilities, meeting rooms, new sports facilities and changing rooms. Space is also allocated for a new primary school, as a potential later phase of development;
- New premises for the Beis Yaakov Jewish girl's high school, on the former site of Brentnall school; and
- Mixed commercial and residential development fronting Bury New Road, including replacement accommodation for existing shops and businesses.

6.4 The attached plan 3 summarises the main elements of the masterplan. The final form of development may differ from the layout shown in the indicative masterplan, depending on the success of early phases, ongoing community and stakeholder consultation and changes in market demand. However, it is expected that all development will follow the principles set out in this guidance and in the summary proposals plan.

6.5 Development Principles: The masterplan promotes the comprehensive regeneration of this area of Higher Broughton in a manner that is entirely consistent with national and regional policy for urban renaissance and repopulating inner cities and the objectives of both the adopted UDP and draft replacement UDP strategy for the inner city.

6.6 Development of the playing fields is considered to be an acceptable exception from the normal presumption against greenfield development. It forms an integral part of a comprehensive remodelling of the area, that includes re-provision of open space and sports facilities on a currently developed site.

6.7 Housing: Demolition of the unpopular terraced housing is in accordance with UDP policy H3ii and government and regional policy. Clearance of other occupied properties is also required, as part of the comprehensive remodelling necessary to allow an attractive and sustainable new urban environment to be created.

6.8 The redevelopment will include new, affordable housing for existing residents affected by the clearance proposals who wish to remain in the area.

6.9 A primary objective of the initiative is to create an attractive site for new housing development, which will improve the mix of dwellings within the local area. The Northumberland Street site is considered to be most suitable for family housing. However, all parts of the redevelopment should provide a range of housing types, including smaller properties. All parts of the development will need to achieve an average net density of at least 30 dwellings per hectare.

6.10 There are opportunities to facilitate the improvement of existing houses in and adjoining the area. For example, residents of retained properties on the south side of Wellington Street East may have the opportunity to purchase garden extensions. These opportunities are to be considered in more detail at a later date.

6.11 Provision for informal open space and children's play is included, with the existing play area on Tully Street retained or replaced. The play facilities will be improved and enlarged in proportion to any net increase in numbers of bedspaces, in accordance with the new play standards.

6.12 **Employment Uses:** Where practical, existing businesses displaced by the new development are to be offered alternative accommodation. Opportunities to create additional local employment within the area are also to be sought, subject to the requirements of UDP policy EC7. Sites fronting Bury New Road, which have the best public transport accessibility are identified as locations for mixed employment and residential development.

6.13 **Open Space and Recreation:** The City Council propose that long term provision of adult grass pitches in the inner city should primarily be met at strategic sites, where there is scope to efficiently manage the needs of teams and provide effective on-site management. The objective for sports provision in residential areas such as Higher Broughton is to enable lo-

cal community access to adaptable and flexible facilities capable of use by a wide variety of people, with particular emphasis on the needs of young people.

6.14 The existing grass pitches at Northumberland Street are, therefore, to be replaced with facilities designed for local school and community youth use. The proposed replacement facilities comprise grass youth pitches and all-weather courts, capable of use by a variety of sports, together with on-site changing facilities. The replacement of adult pitches with junior soccer pitches will help address the deficiencies in playing pitch provision identified by independent consultants. The provision of all-weather multi-sport pitches will allow more intensive use of the facilities.

6.15 In order to allow effective site management, the replacement sports facilities are to be co-located with other community facilities.

6.16 Although the replacement proposals will occupy a smaller site area than the existing playing fields, this would be compensated by the significant increase in quality and capacity of the facilities.

6.17 Planning permission will not be granted for the development of the existing playing fields without commitment to a clear programme for the development of the replacement facilities. Development of the new facilities can be phased in parallel with redevelopment of the existing playing fields, provided that one functioning playing pitch is available for use at all times.

6.18 Because of the benefits accruing from the comprehensive remodelling of the area, the quality of the replacement recreation provision, the improvements to public services and the masterplan's contribution to the overall strategy for the inner city, the redevelopment of the existing playing fields satisfies UDP policies R1, EN3 and SC3.

6.19 Community Facilities: It is proposed that the opportunity be taken to consolidate services such as the library, children's and youth services and other community facilities into a single site, or community hub, which will help make better use of the available land, offer economies of scale and allow a co-ordinated and improved service to the public, in accordance with UDP policy SC1.

6.20 Education Facilities: Brentnall primary school has recently moved to new accommodation, that meet its current needs. However, the school site has no room for expansion, which could be necessary should the regeneration initiative be successful in attracting new families to the area. The masterplan therefore makes provision for the potential future relocation of the school into the community campus, at a later date. This will facilitate dual use of sports and other facilities and encourage linkages with other services, in accordance with UDP policy SC6. These proposals are subject to future demand for school places, the agreement of parents and governors, and the approval of the Department for Education and Skills.

6.21 Identified deficiencies in school provision for the Orthodox Jewish community are to be addressed, in accordance with UDP policy S4. Beis Yaakov Jewish girls' high school has secured Government funds for the construction of a new, purpose-built 275-pupil school on the former Brentnall school site.

6.22 The new school building should be of high architectural quality, to enhance the character of the Bury New Road corridor. The design should retain most of the existing mature trees, should include a built frontage to Bury New Road and should include a landmark feature at the junction of Bury New Road and Broom Lane.

6.23 Opportunities will be sought, at detailed design stage, to allow the site of Talmud Torah School to be enlarged.

6.24 The creation of new education and recreation facilities releases some of the existing education land and buildings within the area for alternative use. Development of these areas is an integral part of the remodelling of the area. Because of the comprehensive approach to meeting education need in the area, the proposals satisfies UDP policy SC3

6.25 Retail: Where practical, the new commercial development on Bury New Road will include replacement accommodation for remaining businesses. Individual discussions are being held with individual businesses. In order to protect nearby key local centres, in accordance with UDP policy S3, any additional retail development is to be limited in size to meet purely local needs. Shops should be readily accessible, by foot, to local residents.

6.26 Bury New Road Corridor: The present run-down appearance of Newbury Place detracts from the appearance of this corridor. The redevelopment of this site, together with the adjacent sites of Hanover Court and Brentnall High School will allow significant improvement, in accordance with UDP policy EN15.

6.27 In the short term, clearance of existing buildings and temporary landscaping of the site will help enhance the appearance and image of the corridor and regeneration area as a whole. In the longer term, redevelopment of the sites should seek to create new landmark buildings of high architectural quality on the main road frontage.

DESIGN GUIDANCE

7.1 Vehicular Access: Bury New Road and Leicester Road are part of the principal road network and provide the main vehicular access to the area. Individual developments should not have direct access off these roads, but should be serviced off the secondary roads.

7.2 Proposals have been agreed for this section of Bury New Road to be designated as a Quality Bus Corridor. The development proposals should be designed not to prejudice implementation of the agreed measures.

7.3 Northumberland Street is an important local distributor route. This must be retained as a through route, although individual developments may be accessed off it. The design must allow for the potential future introduction of a bus route and any traffic calming measures must be compatible with the requirements of the bus operators.

7.4 Other existing streets within the area are of local significance only. In principle, the design and layout of these streets may be altered to suit any new development, subject to the developer securing all necessary orders and consents. Although the street layout must provide safe access by car and other vehicles for residents and visitors to the area, the street layout and design should also promote security and community safety. The City Council encourages schemes that promote pedestrian priority, appropriate measures including 20mph zones, pedestrianised areas and traffic calming.

7.5 Pedestrian Strategy: The layout of the redevelopment should seek to balance maximum permeability to pedestrians with the need to promote security and community safety. A network of safe and attractive pedestrian rights of way should be provided between the new housing, community campus, schools, areas of open space and surrounding landmarks such as Broughton Village shops, bus stops, churches and synagogues.

7.6 Provided that a network of safe and attractive pedestrian rights of way is established, the City Council will support the closure of other existing rights of way, where necessary to assemble a secure site for redevelopment or to design out opportunities for crime.

7.7 Transport Assessment: A detailed transport assessment will be required before a planning application for the redevelopment of the area can be determined. In particular, the assessment must demonstrate that any new development or proposed changes to the local highway network do not impose excessive loads on the primary road network and junctions. Any measures to mitigate intensification are to be funded at the developer's expense.

7.8 Trees: The area contains several mature trees, which make a valuable contribution to the visual appearance of the site. Where practical, trees in good condition should be incorporated into the planning scheme. A survey should be carried out to assess the condition of existing trees. The City Council adopted SPG on protecting trees in March 2002¹². The Green Streets project to introduce planting into the street scene, co-ordinated by Red Rose Forest, should also be considered as a potential part of the strategy.

7.9 Public Art: The City Council encourages the provision of works of public art as part of the redevelopment. Sites on Bury New Road and within the community campus are seen as suitable locations.

7.10 Secured by Design: In common with many inner city areas, crime and the fear of crime have a significant impact on the life of individuals and the community in Higher Broughton. If redevelopment is to be commercially successful, and attract new residents to the area, opportunities for crime and anti-social behaviour must be minimised. The City Council adopted SPG on designing out crime in March 2002.¹³ The principles set out in that

document are to be followed. For example, the community campus is to be designed as private space, where members of the public enter by invitation.

7.11 Parking Provision: The area is well served by public transport, particularly by the quality bus corridor along Bury New Road. In accordance with local and national policy to discourage the use of the private car, parking provision within new development should be limited. Maximum parking standards are set out in the draft UDP Review¹. Appropriate parking provision for disabled drivers and cyclists should be included.

REFERENCES

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