



AGMA EXECUTIVE BOARD

- DATE:** Friday, 30th October, 2020
- TIME:** At the rise of the GMCA meeting due to commence at 10am
- VENUE:** This meeting will be held virtually via Microsoft Teams and will be live-streamed for public viewing. The link to watch the meeting is available on the meetings page of the GMCA website

AGENDA

- 6. Greater Manchester Spatial Framework** 1 - 22

Report of City Mayor Paul Dennett, Portfolio Lead for Housing, Homelessness and Infrastructure.

The GM Spatial Framework can be accessed via the link below:

<https://www.greatermanchester-ca.gov.uk/media/3663/221020-agma-issue-opt.pdf>

For copies of papers and further information on this meeting please refer to the website www.greatermanchester-ca.gov.uk. Alternatively, contact the following
Governance & Scrutiny Officer: Governance & Scrutiny



This agenda was issued on Date Not Specified on behalf of Julie Connor, Secretary to the Greater Manchester Combined Authority, Churchgate House, 56 Oxford Street, Manchester M1 6EU

BOLTON	MANCHESTER	ROCHDALE	STOCKPORT	TRAFFORD
BURY	OLDHAM	SALFORD	TAMESIDE	WIGAN

Please note that this meeting will be livestreamed via www.greatermanchester-ca.gov.uk, please speak to a Governance Officer before the meeting should you not wish to consent to being included in this recording.

This page is intentionally left blank

AGMA EXECUTIVE BOARD

Date: 30 October 2020

Subject: Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Publication Plan 2020

Report of: Paul Dennett, Portfolio Lead for Housing, Homelessness and Infrastructure
Steve Rumbelow Portfolio Lead Chief Executive for Housing, Homelessness and Infrastructure

PURPOSE OF REPORT

To update members on the progress of Greater Manchester's Plan for Homes, Jobs and the Environment: Greater Manchester Spatial Framework Publication Plan 2020.

RECOMMENDATIONS:

The AGMA Executive Board is recommended to:

1. Note the GMSF 2020: Publication Plan and supporting background documents and recommend the documents to the districts with the intention that the districts approve:
 - a. Publication of the GMSF: Publication Plan 2020 pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for representations between 1 December 2020 and 26 January 2021; and
 - b. Submission of the GMSF 2020: Publication Plan, to the Secretary of State for examination following the period for representations

CONTACT OFFICERS:

Steve Rumbelow, Chief Executive Portfolio Lead for Housing, Homelessness and Infrastructure (steve.rumbelow@rochdale.gov.uk)

Anne Morgan, Head of Planning Strategy, GMCA (anne.morgan@greatermanchester-ca.gov.uk)

BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

Equalities Implications:

The GMSF is a statutory plan which seeks to contribute to the achievement of sustainable development, delivering economic, social and environmental benefits together in a mutually reinforcing way. It is informed by an Integrated Appraisal which includes an Equalities assessment.

Climate Change Impact Assessment and Mitigation Measures –

The GMSF will provide the planning policy framework to support Greater Manchester's ambition to be carbon neutral by 2038.

Legal Considerations:

The legislative and constitutional requirements for the preparation of a joint Development Plan Document (DPD) in the Planning and Compulsory Purchase Act 2004 ("2004 Act") and the Town and Country Planning (Local Planning) (England) Regulations 2012 ("2012 Regulations") have been complied with.

The joint DPD will be submitted to the Secretary of State for independent examination (s20 of the 2004 Act) along with the documents prescribed by Regulation 22 of the 2012 Regulations. Prior to submission to the Secretary of State, the joint DPD must be published and representations invited, pursuant to Regulation 19 and Regulation 20 of the 2012 Regulations.

If the joint DPD is not prepared in accordance with the 2004 Act and the 2012 Regulations, any subsequent attempt to adopt the plan would be susceptible to challenge.

Financial Consequences – Revenue:

The preparation and examination of the GMSF joint Development Plan Document generates a revenue cost for 10 local authorities. A substantial evidence base has been assembled to support the plan which has involved commissioning of specialist and independent experts. Following this consultation, the GMSF will be submitted to the Secretary of State for examination. There will be further revenue costs associated with the examination process, including appointment of a Programme Officer and Assistant. A budget of £2m spread over the two financial years 2020/21 and 2021/22 has been identified to meet this cost from within the Retained Business Rates budget.

Financial Consequences – Capital:

There are no capital consequences identified

BACKGROUND PAPERS:
Report to AGMA Executive Board September 2020

TRACKING/PROCESS		[All sections to be completed]
Does this report relate to a major strategic decision, as set out in the GMCA Constitution		Yes
EXEMPTION FROM CALL IN		
Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?		No
GM Transport Committee	Overview & Scrutiny Committee	
N/A		

1. THE STRATEGIC CONTEXT FOR THE GM SPATIAL FRAMEWORK

- 1.1 The “Future of GM” paper in 2019 set out Greater Manchester’s bold plans for the future in the face of uncertainty. Despite Covid 19 and the ongoing uncertainty about the UK’s future trading relationships, the bold and ambitious vision for the city-region remains unchanged, although the actions prioritised to achieve some of those ambitions will inevitably have to change. Greater Manchester’s ambition to continue to be - and further develop our position as - a global city-region, with strong and prosperous communities throughout as well as a thriving and productive economy remains. Without a clear, long term cohesive set of plans it becomes almost impossible to implement and deliver initiatives that will achieve this ambition.
- 1.2 The report to the AGMA Executive Board meeting on 9 September 2020 outlined the Greater Manchester approach to the delivery and implementation of long-term strategies in the light of the Covid 19 pandemic. While Covid 19 will undoubtedly impact on the way GM delivers its ambitions it may also make delivery of that ambition more challenging. There will be some difficult choices and tensions that need to be managed in an integrated and balanced way.
- 1.3 Within this context, the need for a bold spatial plan to provide certainty and guide development, investment and infrastructure has never been stronger. Government has sent a very strong message that Covid-19 should not be a reason to delay either the preparation of statutory plans or the determination of planning applications through the publication of emergency guidance to enable local authorities to continue to exercise their planning functions in a Covid-19 compliant way. The Greater Manchester Plan for Homes, Jobs and the Environment – Greater Manchester Spatial Framework Publication Plan 2020 (GMSF 2020) is an essential building block of the city-region’s long-term recovery.
- 1.4 The GMSF provides an important opportunity to create the conditions for inclusive economic growth, provide opportunities for provision of much needed homes, protect, and enhance the natural environment. It will provide a platform for development that enables us to attract central government funding to deliver affordable housing and infrastructure; enable utilities to deliver their infrastructure investment; give confidence to i; provide a route by which construction can proceed, providing short term economic stimulus; and provide a mechanism for accelerating the low carbon / sustainability agenda.
- 1.5 GMSF 2020 is not being prepared in isolation. It is one of the suite of strategic documents setting out how Greater Manchester can achieve the ambition set out in the Greater Manchester Strategy. It sits alongside the Local Industrial Strategy, Housing Strategy, 5 Year Environment Plan, Digital and Cultural Strategies. Each of these plans is part of a coherent set of measures that will seek to meet our overall objectives.
- 1.6 GMSF 2020 is supported by the Transport 2040 Delivery Plan, which will outline the interventions required to achieve the transport vision for the city region. At the same

time, the consultation on the Clean Air Plan will seek views on how Greater Manchester plans to tackle air pollution that contributes to around 1,200 early deaths in Greater Manchester every year, harming our health and our economy.

- 1.7 GMSF 2020 is key to create the foundations for the scale of growth and ambition for Greater Manchester. It will be part of the Development Plan for each Greater Manchester local authority, but it is a high level, strategic plan and does not cover everything that a district local plan would. Appendix 1 sets out the policies in local plans which will be replaced by the GMSF 2020. Local plans will continue to be important to take forward the GMSF strategic policies and interpret these at a more detailed local level to support the creation of locally distinctive high quality places/neighbourhoods.
- 1.8 Following adoption of the GMSF, each district will be updating their own core strategies/local plans.

2. GM SPATIAL FRAMEWORK - PROCESS

- 2.1 In November 2014, AGMA Executive Board recommended to the 10 Greater Manchester local authorities that they agree to prepare a joint Development Plan Document (“Joint DPD”), called the Greater Manchester Spatial Framework (“GMSF”). Further, the recommendation was that AGMA be appointed by the 10 authorities to prepare the GMSF on their behalf.
- 2.2 Over the course of 2014/15, the 10 authorities secured the approvals required to enable the GMSF to be prepared and for that preparation to be carried out by AGMA on their behalf. The first draft of the GMSF Joint DPD was published for consultation on 31st October 2016, ending on 16th January 2017. The consultation generated significant interest and over 27,000 responses were received.
- 2.3 A further consultation on the Revised Draft GMSF took place between January and March 2019. Over 17,000 responses were received. Since the consultation closed, work has been underway to analyse the responses (a consultation summary report was published in October 2019), finalise the evidence base and prepare a further version of the plan.
- 2.4 Progress on the GMSF was delayed due to the Covid 19 pandemic, however AGMA Executive Board in September 2020 agreed that:
 - The GMSF would be progressed as a Joint Development Plan Document of the 10 authorities
 - The next version of the plan would be the Publication Plan
 - Consultation on the Publication Plan would take place in November/December 2020.
- 2.5 The ‘Publication stage’ is a formal consultation on the draft joint DPD pursuant to Reg. 19 of the Local Planning Regulations. It is a statutory stage that provides an opportunity for organisations and individuals to submit their final views on the content of the plan. The decision to ‘Publish’ the draft joint DPD is an Executive decision for the Greater Manchester local authorities. The consultation on the Publication Plan will take place between 1 December 2020 and 26 January 2021.

- 2.6 Following consultation on the Publication Plan, the draft joint DPD and the representations made in the Publication stage are sent to the Secretary of State – this is called the ‘Submission stage’, pursuant to Reg. 22 of the Local Planning Regulations. Upon completion of the consultation on the Publication Plan in late 2020, a post-consultation report will be prepared and then the plan will be submitted to the Secretary of State for Examination in mid- 2021. Submission requires approval of each of the 10 Full Councils of the GM local authorities. Whilst anyone can make a representation on any point, only those pertaining to the 4 tests of soundness¹ will be taken into account by the Inspector(s). If major new issues arise at the Publication Consultation stage there would need to be further consultation prior to any submission of the plan.
- 2.7 An Examination in Public takes place at which a Planning Inspector will consider the joint DPD and representations made in respect of it and determine whether the DPD is capable of being adopted, either with or without amendments.
- 2.8 Assuming that the document is capable of adoption, whether with or without amendments, the ultimate decision to adopt must be taken by each of the 10 Full Councils

3.0 GMSF 2020

- 3.1 The GMSF 2020 is our plan to manage growth so that Greater Manchester is a better place to live, work and visit. It will:
- set out how Greater Manchester should develop up to the year 2037;
 - identify the amount of new development that will come forward across the 10 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
 - identify the important environmental assets across the conurbation which will be protected and enhanced;
 - allocate sites for employment and housing outside of the urban area;
 - support the delivery of key infrastructure, such as transport and utilities;
 - define a new Green Belt boundary for Greater Manchester.
- 3.2 The overall approach of the plan - to concentrate development in the most sustainable locations, increase density of development, move to carbon neutral living, make an explicit commitment to more affordable housing, provide stronger protection for valuable green spaces - was supported and has been carried forward into GMSF 2020.
- 3.3 A number of key issues were raised which have been considered during the preparation for the GMSF 2020.
- Scale of Greater Manchester’s ambition – for both employment and homes.
 - Credibility of evidence base – Local Housing Need Methodology, economic forecasts in period of uncertainty
 - Brownfield preference/viability of the baseline land supply
 - Green Belt release for development – the case for exceptional circumstances

¹ As set out in NPPF para 35

- Sustainability/viability of carbon proposals in the plan
- Infrastructure required to support scale and pattern of growth

3.4 These issues have helped to inform the scope of the further evidence that has been undertaken since March 2019 and which has influenced this final version of the Plan. Given the importance of the plan to the range of communities, organisations and interests across Greater Manchester it is not surprising that the comments received in relation to these issues were often divergent.

3.5 A Consultation Final Report accompanies the GMSF 2020, which outlines how these issues have been considered and how the plan has been changed as a result of comments made, or why some comments have not resulted in changes.

3.6 The GMSF 2020 and supporting documents can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/>. This website will be updated following the district approval process and the consultation portal (GMConsult.org) will become live at the start of the formal consultation on 1 December 2020.

4. THE PLAN

4.1 Our vision is for a Greater Manchester which emerges from the pandemic a more resilient and better city-region. The impact of Covid 19 on people's lives and wellbeing as well on our economy and communities is not yet known but will be severe. There is an opportunity to capture some of the changes, for example the on the increase in cycling and walking and the acceleration in flexible working that we have seen over the recent months, and harness this to cement the benefits for our towns and cities. Greater Manchester needs to be a place where all of our people can access the services they require through high quality digital communications and where our town and city centres can respond to the decline in their traditional retail role in positive ways. One of the biggest lessons of the pandemic is the importance of good quality greenspace close to where people live. This is particularly important in our densely populated and deprived neighbourhoods. Urban greenspace is under pressure and needs to be protected and enhanced wherever possible.

Spatial Strategy

4.2 The GMSF 2020 spatial strategy seeks to deliver sustainable, inclusive growth. It has 3 key spatial elements ;

- Significant growth in jobs and housing at the core – continuing development in the 'core growth area' encompassing the city centre and beyond to the Etihad in the east, through to the Quays, Trafford Park and Port Salford in the west. The majority of commercial employment growth is proposed in this area and almost 40% of overall housing supply is found here and in the wards immediately surrounding it.
- Boosting the competitiveness of the northern districts – provision of significant new employment opportunities and supporting infrastructure and a

commitment that collectively the northern districts meet their own local housing need

- Sustaining the competitiveness of the southern districts – supporting key economic drivers, for example around Wythenshawe hospital and the Airport, Stockport Town Centre (including the Mayoral Development Corporation), realising the opportunities offered by national infrastructure investment, e.g. HS2, whilst recognising the important green infrastructure assets in the area.

Jobs

- 4.3 Economic prosperity is central to the overall strategy for Greater Manchester. It is essential to raising incomes, improving health and quality of life, and providing the finances to deliver better infrastructure, services and facilities. In the face of the uncertainty wrought by Covid 19, we know that we need to continue to invest in our city and town centres to drive our recovery. We need to continue to develop our Research and Development capabilities underpinned by our excellent academic institutions as well as investing in strengthening existing, and creating new, employment locations so that all parts of Greater Manchester are able to contribute to, and benefit from, growth as part of a thriving Northern Powerhouse.
- 4.4 The Greater Manchester Independent Prosperity Review: One Year on 2020 indicated that Greater Manchester was the most economically diverse city region economy with world-class strengths in advanced materials and health innovation. Yet the Prosperity Review also acknowledged that for two decades Greater Manchester's productivity consistently remained at 90% of UK level and a year on this gap persists.
- 4.5 There is a growing body of evidence that the worst effects of the COVID-19 pandemic have amplified pre-existing patterns of not only health, but also economic inequality. This gap is linked to economic inequality with overall pay levels and salary growth in Greater Manchester lagging behind UK averages. The growth in employment in low productivity sectors witnessed in Greater Manchester over the last decade further explains this, as these sectors are likely to pay lower wages and invest in lower value business models which perpetuate the challenges. Furthermore, it is in these sectors of the foundational economy (retail, hospitality and leisure) in which employees have tended to be hardest hit during the COVID-19 crisis.
- 4.6 Growing inequalities have a major impact on quality of life for Greater Manchester residents such as the ability to afford decent housing, good quality food and services. As emergency support schemes from government are withdrawn, a greater focus is needed to support businesses in the foundational economy in Greater Manchester to adopt a sustainable footing, enabling them to identify ways to adopt higher value business models while preventing further employment losses.
- 4.7 Greater Manchester has the opportunity to lead with the 'levelling up' agenda helping to deliver a more successful North of England and aiding the long-term economic success of the country as a whole. The GMSF supports high levels of economic growth across Greater Manchester and seeks to put in place the measures that will enable such growth to continue in the even longer-term. However, delivering these high levels of growth means that Greater Manchester will need to continue to invest in the sites and critical infrastructure that will make it an even more attractive place for businesses to invest, bringing high-value, well paid jobs, to the city region; invest in skills and

business development to support the foundational economy, and promote the continued progress towards a low-carbon economy.

- 4.8 In pursuit of this, the GMSF proposes at least 2,460,000 sq.m. of new office floorspace and at least 4,100,000 sq.m. of industrial and warehousing floorspace across Greater Manchester over the plan period.

Homes

- 4.9 Greater Manchester is facing a housing crisis and the impact of Covid 19, with potential increases in unemployment will exacerbate this. Although Greater Manchester has built more houses in recent years, wages have not been keeping pace with property price increases and affordability issues have intensified. To address the supply side Government has introduced a standard methodology for calculating local housing needs to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. The construction of new housing is also an important part of the economy, providing large numbers of jobs and often securing the redevelopment of derelict and underused sites.
- 4.10 Applying the current methodology means that around 10,534 homes are required in Greater Manchester per annum, equating to just under 180,000 new over the plan period. The plan sets out Greater Manchester's commitment to deliver more affordable housing - 50,000 units over the plan period, including 30,000 for social or affordable rent.

Environment

- 4.11 GMSF 2020 is not solely concerned with accommodating development. It also includes a range of policies designed to protect and enhance Greater Manchester's many and varied green spaces and features which are used in many different ways and afforded many different values by the people who live, work or visit the city-region.
- 4.12 The GMSF supports the important role of Greater Manchester's natural assets by:
- Taking a landscape scale approach to nature restoration ;
 - Seeking to protect and enhance Greater Manchester's network of green and blue infrastructure;
 - Seeking a significant overall enhancement of biodiversity and geodiversity; and
 - Seeking to maintain a new and defensible Green Belt which will endure beyond this plan period.
- 4.13 Furthermore, the GMSF supports wider strategies around clean air, walking and cycling and underpins Greater Manchester's ambition to be a carbon neutral city-region by 2038. A key element of this is to require all new development to be net zero carbon by 2028 and to keep fossil fuels in the ground.

Brownfield land preference

- 4.14 There is a strong focus in the GMSF on directing new development towards sites within the existing urban area, which are often in sustainable locations, close to facilities and

served by existing infrastructure. Maximising the use of land in the urban area reduces the need to release greenfield and Green Belt land for development.

4.15 The land supply identified for development in the plan is largely within the urban area:

- Offices - 99%
- Industry and Warehousing- 47%
- Housing - 88%

4.16 There are significant viability issues in parts of the conurbation and there is a need to continue to press Government for support to remediate contaminated land, to provide funding for infrastructure and to support alternative models of housing delivery. The recently announced Brownfield Land Fund is targeted at Combined Authorities and the £81m allocated to Greater Manchester begins to help to address viability issues but it is not enough to enable the full potential of our brownfield land supply to be realised.

Green Belt

4.17 GMSF 2020 proposes a limited release of a Green Belt for both housing and employment. The net loss of Green Belt proposed is 1,939 hectares. This represents a significant reduction (over 60%) in the amount of Green Belt release than was proposed in the 2016 GMSF. This has been achieved through:

- Removing a number of sites
- Reducing the extent of Green Belt release within sites and retaining more Green belt within some sites
- Proposing a limited number of Green Belt additions

4.18 The proposals in GMSF would result in the overall extent of the Greater Manchester Green Belt reducing by 3.25%. The current Greater Manchester Green Belt covers almost 47% (46.9%) of the land area of Greater Manchester, the proposals in GMSF 2020 would reduce this by around 1.5% meaning that over 45% (45.3 %) of Greater Manchester land area would be designated Green Belt.

5. INTEGRATED ASSESSMENT AND HABITATS REGULATIONS ASSESSMENT

5.1 As part of the development of the GMSF 2020, an Integrated Assessment (IA) has been undertaken incorporating the requirements of:

- Sustainability Appraisal (SA): mandatory under section 19 (5) of the Planning and Compulsory Purchase Act 2004.
- Strategic Environmental Assessment (SEA): mandatory under the Environmental Assessment of Plans and Programmes Regulations 2004 (which transpose the European Directive 2001/42/EC into English law).
- Equality Impact Assessment (EqIA): required to be undertaken for plans, policies and strategies by the Equality Act 2010.
- Health Impact Assessment (HIA): there is no statutory requirement to undertake HIA, however it has been included to add value and depth to the assessment process.

- 5.2 The IA contributes to the development of the GMSF through an iterative assessment, which reviews the draft policies and the discrete site allocations against the IA framework. Stakeholder consultation is a significant part of the IA, and opinions and inputs from stakeholders have been sought on previous iterations and will be sought on this 2020 IA, as part of the consultation on the GMSF 2020.
- 5.3 A Habitats Regulations Assessment (HRA) refers to several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it
- 5.4 All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. If a proposed plan or project is considered likely to have a significant effect on a protected habitats site (either individually or in combination with other plans or projects) then an Appropriate Assessment of the implications for the site is required,
- 5.5 The Greater Manchester Spatial Framework (GMSF) is regarded as a Plan which is considered likely to have significant effect on one or more European protected site and has been subject to an HRA.

6. EVIDENCE BASE

- 6.1 A comprehensive evidence base has been assembled to support the policies and proposals in the GMSF 2020. The list of evidence documents which have helped inform the plan are listed in Appendix 2 and will be available on the website prior to the formal consultation on 1 December (<https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/supporting-documents/>). This evidence base remains draft until all 10 councils have approved the GMSF 2020 for Publication, as any potential changes that might be agreed during the approval process may require some changes to the evidence.
- 6.2 One key supporting document will be a strategic Statement of Common Ground. This will set out the key matters between the ten authorities agreeing on the distribution and quantum of development contained in the Publication Plan. It will also deal with any matters with other organisations that require to be agreed to enable the GMSF 2020 to be submitted next year. There may be a need for additional Statements of Common Ground to deal with specific matters linked to the proposed site allocations and these will be the responsibility of the relevant local authority to draw up if required.

7. CONSULTING IN A COVID COMPLIANT WORLD

- 7.1 The consultation will be carried out in line with the requirements of the district Statements of Community Involvement. The government has been clear that the challenge posed by Covid 19 is not a sufficient reason to delay local plan preparation. Equally however, all members of society are required to adhere to guidance to help combat the spread of coronavirus (Covid 19). The guidance has implications for how

the public are engaged and the ability of the districts to comply with policies including those set out in their Statements of Community Involvement. Government issued emergency legislation (expiring 31 December 2020) to remove the need for hard copies of the plan to be available in town halls/libraries and advised local authorities to review their SCI to ensure that consultation can take place in a Covid compliant way.

7.2 However, effective community engagement must be promoted by means which are reasonably practicable. Government guidance strongly encourages the use of online engagement methods. Engagement strategies are being prepared which consider the use of the following ;

- virtual exhibitions,
- digital consultations,
- video conferencing,
- social media and online chat functions

7.3 Reasonable steps need to be taken to ensure sections of the community that don't have internet access are involved and consider alternative and creative ways to achieve this. This could include;

- engaging sections of the community, that do not have internet access, through representative groups rather than directly;
- using existing networks;
- allowing individuals to nominate an advocate to share views on their behalf;
- Providing telephone information lines; and
- Providing timed face-to-face information sessions for community representatives (maintaining social distancing).

7.4 Given the uncertainty around the type of local/national lockdown restrictions which may be in place at the time the consultation, different scenarios are being developed to respond to different levels of social distancing/public interaction which may be possible. The Ministry for Housing, Communities and Local Government introduced emergency legislation to allow for consultation on local plans to continue in a period of restrictions (particularly related to the need to provide a hard copy of the plan at 'deposit' points. This legislation expires on 31 December. Discussions are ongoing with MHCLG re the position with this.

7.5 The planning legislation and guidance requires the plan to be justified by a detailed evidence base. Many of these documents are complex technical documents, and it is appreciated that they may be difficult to understand. All reasonable efforts will be made to ensure that documents comply with the Accessibility guidance² as far as possible, and in addition a range of Topic Papers will be produced for the formal consultation which explain the evidence and how it has informed the policies in the plan.

8. RECOMMENDATIONS

8.1 Recommendations are found at the front of the report

² <https://accessibility.campaign.gov.uk/>

APPENDIX 1

GMSF replacement of local plan policies

Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 explains that 'where a Local Plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy.'

Upon adoption of the GMSF a number of policies in district local plans will be partially replaced by policies in the GMSF (see table below). Any part of the policy which is not replaced will be retained and will remain part of the respective statutory development plan.

Bolton Council

Policy	Replaced by GMSF policy/policies
H1 Healthy Bolton	GM-E6
A1 Achieving Bolton	GM-E5
P1 Employment land	GM-P2,3 and 4
P3.1 Waste hierarchy	GM-S7
P5.1 Accessibility by different types of transport	GM-N1
P5.2 Accessibility by public transport	GM-N3
P5.3 Freight movement	GM-N6
P5.4 Servicing arrangements	GM-N7
P5.6 Transport needs of people with disabilities	GM-N4
P5.7 Transport assessments and travel plans	GM-N7
S1 Safe Bolton	GM-N7 and GM-E1
CG1.1 Green infrastructure in rural areas	GM-G1,2,3,4,5 and 7
CG1.2 Urban Biodiversity	GM-G2
CG1.3 Open space	GM-G6
CG1.5 Flooding	GM-S5
CGH1.6 Energy requirements	GM-S2
CG1.7 Renewable energy	GM-S2

CG2 except CG2.2(c) Sustainable development	GM-S2
CG3 Built environment	GM-S4, GM-G1, GM-E1 and 2
SC1.1 Housing requirement	GM-H1
SC1.5 Housing Density	GM-G4

Bury Council

Policy	Replaced by GMSF policy/policies
EC2 Existing Industrial Areas and Premises	GM-P2 and GM-P4
EC3 Improvement of Older Industrial Areas and Premises	GM-P2
EC3/1 Measures to Improve Industrial Areas	GM-P2
EC5 Offices	GM-P3
H1 Housing Land Provision	GM-H1
H2 Housing Environment and Design	GM-H3
H4 Housing Need	GM-H3
EN1 Environment	GM-E1
EN1/1 Visual Amenity	GM-E1
EN1/3 Landscaping Provision	GM-E1
EN1/11 Public Utility Infrastructure	GM-E1
EN2 Conservation and Listed Buildings	GM-E2
EN4 Energy Conservation	GM-S2 and GM-S3
EN4/1 Renewable Energy	GM-S2 and GM-S3
EN4/2 Energy Efficiency	GM-S2 and GM-S3
EN5 Flood Protection and Defence	GM-S5
EN5/1 New Development and Flood Risk	GM-S5
EN6 Conservation of the Natural Environment	GM-G9

EN6/5 Sites of Geological Interest	GM-G9
EN7 Pollution Control	GM-E1
EN7/1 Atmospheric Pollution	GM-S6
EN8 Woodland and Trees	GM-G7
EN9 Landscape	GM-G1
EN9/1 Special Landscape Area	GM-G1
OL1 Green Belt	GM-G10
OL1/1 Designation of Green Belt	GM-G10
OL3 Urban Open Space	GM-G6
OL3/1 Protection of Urban Open Space	GM-G6
OL5 River Valleys	GM-G3
RT2 New Provision for Recreation in the Urban Area	GM-E7
RT2/3 Education Recreation Facilities	GM-E7
RT2/4 Dual-Use of Education Facilities	GM-E7
RT3 Recreation In The Countryside	GM-G3, GM-G2 and GM-G5
HT1 A Balanced Transportation Strategy	GM-N1, GM-E1 and GM-N4
HT2/6 – Replacement Car Parking	GM-N7
HT2/10 – Development Affecting Trunk Roads	GM-N7
HT3 Public Transport	GM-N1
HT4 New Development	GM-N7
HT6 Pedestrians and Cyclists	GM-N1, GM-N4 and GM-N5
HT6/2 – Pedestrian/Vehicular Conflict	GM-N4 and GM-N5
HT7 Freight	GM-N6
CF1 Proposals for New and Improved Community Facilities	GM-E1 and GM-E3
CF2 Education Land and Buildings	GM-E5
CF4 Healthcare Facilities	GM-E6

CF5 Childcare Facilities	GM-E5
MW1 Protection Of Mineral Resources	GM-S7
MW2 Environmental Considerations For Mineral Workings	GM-S7
MW3 Waste Disposal Facilities	GM-S7
MW3/1 Derelict or Degraded Land (Waste)	GM-S7
MW3/2 Waste Recycling and Bulk Reduction	GM-S7

Manchester City Council

Policy	Replaced by GMSF policy/policies
SP1 Spatial Principles (Partially)	GM-S1
EC1 Employment and Economic Growth in Manchester (Partially)	GM-P3 and GM-P4
H1 Overall Housing Provision (Partially)	GM-H1
H2 Strategic Housing Location (Partially)	GM-S1, GM-S2 and GM-S5
H8 Affordable Housing (Partially)	GM-H2
T1 Sustainable Transport (Partially)	GM-N1
EN3 Heritage (Partially)	GM-E2
EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Partially)	GM-S2
EN6 Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies (Partially)	GM-S2
EN8 Adaption to Climate Change (Partially)	GM-S2 and GM-S4
EN14 Flood Risk (Partially)	GM-G9
EN15 Biodiversity and Geological Conservation (Partially)	GM-G9
EN16 Air Quality (Partially)	GM-S6

EN17 Water Quality (Partially)	GM-S5
--------------------------------	-------

Oldham Council

Policy	Replaced by GMSF policy/policies
3 An Address of Choice (Partially)	GM-H1
4 Promoting Sustainable Regeneration and Prosperity (Partially)	GM-P3 and GM-P4
5 Promoting Accessibility and Sustainable Transport Modes (Partially)	GM-N3, GM-N4, GM-N5 and GM-N7
18 Energy (Partially)	GM-S2
19 Flooding (Partially)	GM-S5
20 Design	GM-E1
22 Protecting Open Land (Partially)	GM8, GM10, GM11, GM12 and GM-G10
25 Developer Contributions	GM-D2
UDP Policy B1.1.24 Royton Moss, Moss Lane, Royton	GM10
UDP Policy H1.2.17 Housing Land Release Phase II	GM14
UDP Policy H1.2.17 Major Developed Site in the Green Belt	GM11

Rochdale Council

Policy	Replaced by GMSF policy/policies
E2 Increasing jobs and prosperity (Partially)	GM-P3 and GM-P4
E4 Managing the release of land to meet future employment needs	GM-P1, GM-P2, GM-P3 and GM-P4
C1 Delivering the right amount of housing in the right places (Partially)	GM-H1
G1 Tackling and adapting to climate change	GM-S1, GM-S2 and GM-S3
G2 Energy and new development	GM-S1, GM-S2 and GM-S3

G3 Renewable and low carbon energy developments (Partially)	GM-S1, GM-S2 and GM-S3
G4 Protecting Green Belt land	GM-G10
G5 Managing protected open land (Partially)	GM-G10

Salford Council

Policy	Replaced by GMSF policy/policies
ST1 Sustainable Urban Neighbourhoods	GM-S1
ST3 Employment Supply	GM-P1, GM-P3 and GM-P4
ST5 Transport Networks	GM-N1, GM-N3, GM-N4, GM-N5, GM-N6 and GM-N7
ST12 Development Density	GM-H4
ST13 Natural Environment Assets	GM-G1, GM-G2, GM-G3, GM-G4, GM-G6, GM-G7, GM-G8, GM-G9 and GM-G10
ST14 Global Environment	GM-S2
ST15 Historic Environment	GM-E2
EN1 Development Affecting the Green Belt	GM-G10

Stockport Council

Policy	Replaced by GMSF policy/policies
SD-4 District Heating (Network Development Areas)	GM-S 3
SD-6 Adapting to the Impacts of Climate Change (Partially)	GM-S5
CS2 Housing Provision (Partially)	GM-H1
CS8 Safeguarding And Improving The Environment (Partially)	GM-G 9 and GM-E2
SIE-3 Protecting, Safeguarding and enhancing the Environment (Partially)	GM-S5
CS9 Transport And Development	GM-N1
CS10 An Effective And Sustainable Transport Network (Partially)	GM-6
T-1 Transport and Development	GM-N7
GBA 1.1 Extent Of Green Belt	GM-G10

Tameside Council

Policy	Replaced by GMSF policy/policies
H1 Housing Land Provision (Partially)	GM-H1
OL1 Protection of the Green Belt	GM-G10
OL2 Existing Buildings in the Green Belt	GM-G10
OL3 Major Developed Sites in the Green Belt	GM-G10
T7 Cycling (Partially)	GM-N5 and GM-N7
T8 Walking (Partially)	GM-N5 and GM-N7
MW14 Air Quality (Partially)	GM-S6
U4 Flood Prevention (Partially)	GM-S5

Trafford Council

Policy	Replaced by GMSF policy/policies
SL1 Pomona Island (Partially)	GM-S5
SL2 Trafford Wharfedale (Partially)	GM-S1 and GM-S3
SL5 Carrington (Partially)	GM-S9, GM-S11 and GM41
L1 Land For New Homes (Partially)	GM-H1 and GM-H4
L2 Meeting Housing Needs (Partially)	GM-H2 and GM-H3
L3 Regeneration and Reducing Inequalities (Partially)	GM-S5 and GM-S11
L4 Sustainable Transport and Accessibility (Partially)	GM-S14, GM-N1, GM-N3, GM-N4, GM-N5, GM-N6 and GM-N7
L5 Climate Change (Partially)	GM-S2, GM-S3, GM-S5 and GM-S6
L6 Waste (Partially)	GM-S7
L7 Design (Partially)	GM-E1
L8 Planning Obligations (Partially)	GM-D1 and GM-D2
W1 Economy (Partially)	GM-S9, GM-P1, GM-P2, GM-P3 and GM-P4
W2 Town Centres and Retail (Partially)	GM-S9, GM-S12 and GM-E4
W3 Minerals (Partially)	GM-S7
R1 Historic Environment (Partially)	GM-E2
R2 Natural Environment (Partially)	GM-S13, GM-G1, GM-G3, GM-G4, GM-G7, GM-G9 and GM-G10
R3 Green Infrastructure (Partially)	GM-S13, GM-G2, GM-G3, GM-G4, GM-G7 and GM-G9
R4 Green Belt, Countryside and Other Protected Open Land (Partially)	GM-S9, GM-S10, GM-S11, GM-G11, GM-G12 and GM3.2
R5 Open Space, Sport and Recreation (Partially)	GM-G6 and GM-E7
R6 Culture and Tourism (Partially)	GM-E3

Wigan Council

Policy	Replaced by GMSF policy/policies
SD1 Presumption in Favour of Sustainable Development	GM-S1
CP1 Health and Wellbeing	GM-E6
CP4 Education and Learning	GM-E5
CP5 Economy and Environment	GM-P1 and GM-P2
CP6 Housing (Clause 1 only)	GM-H1
CP8 Green Belt and Safeguarded Land	GM-G10 and GM-G11
CP9 Landscape and Green Infrastructure	GM-G1 and GM-G2
CP12 Wildlife Habitats and Species	GM-G9
CP13 Low Carbon Development	GM-S2 and GM-S3
CP14 Waste	GM-S7
CP15 Minerals	GM-S2 and GM-S7

APPENDIX 2

EVIDENCE BASE

Documents can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/supporting-documents/>

- 1) GMSF Integrated Appraisal Report and Non-Technical Summary
- 2) GMSF Integrated Assessment Scoping Report 2020
- 3) Integrated Assessment of GMSF 2020 Growth and Spatial Options Paper
- 4) Habitats Regulations Assessment of the GMSF
- 5) GMSF Statement of Consultation (October 2020)
- 6) Land Supply Data (Housing)
- 7) Land Supply Data (Industry & Warehousing)
- 8) Land Supply Data (Offices)
- 9) Site Selection GMSF 2020
- 10) GMSF 2020 Growth and Spatial Options Papers
- 11) GMSF Strategic Viability Assessment Stage 1
- 12) GMSF Strategic Viability Assessment Stage 1 Technical Appendices
- 13) GM allocations – Viability Assessment
- 14) Carbon and Energy Implementation Part 1 - Technical Analysis
- 15) Carbon and Energy Implementation Part 2 - Carbon Offsetting
- 16) Carbon and Energy Implementation Part 2 - Fund Size Appendix B
- 17) GM Strategic Flood Risk Assessment Level 1 – Report and Appendices
- 18) GM Flood Risk Management Framework
- 19) GM Strategic Flood Risk Assessment Level 2 - Report and Appendices
- 20) Flood Risk Sequential Test and Exception Test Evidence Paper
- 21) Carbon and Fracking
- 22) Economic Forecasts for Greater Manchester
- 23) Employment Land Needs in Greater Manchester
- 24) Covid-19 and the GMSF Growth Options
- 25) Greater Manchester Strategic Housing Market Assessment
- 26) Greater Manchester Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update 2018
- 27) Green Infrastructure Policy Context
- 28) Guidance For Greater Manchester – Embedding Green Infrastructure Principles
- 29) Biodiversity Net Gain Proposed Guidance for Greater Manchester
- 30) Greater Manchester Biodiversity Net Gain Summary Report
- 31) Stage 1 Greater Manchester Green Belt Assessment (2016) Report and Appendices
- 32) GMSF Landscape Character Assessment (2018)
- 33) Stage 2 GM Green Belt Study - Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions (2020)
- 34) Stage 2 Greater Manchester Green Belt Study – Assessment of Proposed 2019 Allocations (2020)
- 35) Stage 2 GM Green Belt Study – Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (2020)
- 36) Stage 2 GM Green Belt Study – Identification of Opportunities to Enhance the Beneficial use of the GM Green Belt (2020)

- 37) Our Case for Exceptional Circumstances
- 38) GMSF 1 Historic Environment Assessment Summary Report June 2019
- 39) Historic Environment Background Paper
- 40) Greater Manchester Transport Strategy 2040 Refresh
- 41) Our 5-Year Transport Delivery Plan 2020-2025
- 42) Greater Manchester Transport Strategy - 2040 Right Mix Technical Note
- 43) Transport Locality Assessments – Introductory Note and Assessments – Cross-boundary and district allocations
- 44) Transport Strategic Modelling Technical Note
- 45) Existing Land Supply and Transport Technical Note
- 46) Greater Manchester’s Outline Business Case to tackle Nitrogen Dioxide Exceedances at the Roadside – Strategic Case
- 47) District specific evidence