

## COUNCIL

# Greater Manchester Spatial Framework

Portfolio Holder: Councillor Hibbert, Cabinet Member for Housing, Planning and Transport

Report of Executive Director Economy and Skills

Officer Contact: Elizabeth Dryden-Stuart, Strategic Planning and Information Team Leader (Interim)

Ext. 1672

4<sup>th</sup> February 2015

### **Reason for Decision:**

To approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014. This would allow the Greater Manchester Spatial Framework (GMSF) to be progressed as a joint DPD by all ten GM districts, as agreed by the GMCA/AGMA Executive Board on 29 August 2014.

### **Executive Summary**

At the AGMA Executive Board meeting of the 28 November 2014, the Board considered, and approved, a report (attached at Appendix 1) which:

- Provided detail on the proposed scope of the Greater Manchester Spatial Framework (GMSF);
- Outlined amendments required to the AGMA constitution to take it forward in advance of the revised arrangements that may be required as a result of the GM Agreement; and
- Identified the steps to be taken and decision to be requested from individual districts to initiate preparation of the GMSF.

This report identifies those approvals that are asked of Council and summarises the key elements of that report:

- The implications of the Greater Manchester agreement and the move to directly elected leadership for Greater Manchester on the preparation and content of the GMSF.

- Amendments required to AGMA's constitution, so that a plan covering housing and employment can be prepared jointly by the ten local planning authorities.
- Provides details regarding the scope of the GMSF, which is to focus on the overall spatial strategy.
- The financial and resource implications for preparing the GMSF.

A further report has been prepared seeking approval for those elements set out in the report that are asked of Cabinet. This is due to go to Cabinet on the 23<sup>rd</sup> February 2015.

## **Recommendations**

That full Council:

1. Approve the making of an agreement with the other 9 Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 of the attached AGMA Executive Board report of the 28 November 2014) as a joint development plan document on terms to be approved by the Chief Executive.
2. Note that the Cabinet will be asked to delegate the formulating and preparing of the GMSF to AGMA Executive Board.
3. Note that there will be further reports to full Council in respect of matters which are within the remit of full Council including approval of the GMSF.
4. Approve the amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ' ( initially in terms of Waste and Minerals Planning) ' and authorise the updating of the AGMA Constitution to reflect this.

## **Greater Manchester Spatial Framework**

### **1 Background**

- 1.1 On the 29 August 2014 the Greater Manchester Combined Authority (GMCA) / AGMA Executive Board agreed that the Greater Manchester Spatial Framework (GMSF) should be progressed as a joint Development Plan Document (DPD).
- 1.2 The GMSF will provide an important strategic framework towards the successful planning of the sub-region and the districts within it. It will provide the basis for an informed and integrated approach to spatial planning across the city region, through a clear understanding of the role of our places and the relationships and connections between them. The decision to progress the document as a joint DPD, rather than an informal framework, formalises the production process and gives it greater weight in the planning process as a statutory document.
- 1.3 At their meeting of the 28 November 2014 the AGMA Executive Board considered a report (see Appendix 1) which:
  - Provided further detail on the proposed scope of the GMSF;
  - Outlined amendments required to the AGMA constitution; and
  - Identified the decisions to be requested from individual local authorities to initiate this process.
- 1.4 The AGMA Executive Board resolved to take forward the recommendations outlined in the report.
- 1.5 This report provides a summary of the key elements of the AGMA Executive Board report of the 28 November 2014 and identifies a number of subsequent recommendations to full Council. A series of recommendations are also to be taken to Cabinet on the 23<sup>rd</sup> February 2015, including approval to delegate the preparation of the GMSF as a joint DPD to the AGMA Executive Board.

### **2 Current Position**

#### **2.1 Greater Manchester Agreement**

- 2.1.1 The announcement on the 3<sup>rd</sup> November 2014 of the Greater Manchester agreement and the move to directly elected leadership for Greater Manchester has implications for both the preparation and content of the GMSF. The GM Agreement provides for a directly elected mayor with powers over strategic planning, including the power to create a statutory spatial framework for Greater Manchester. This will act as 'the framework for managing planning across Greater Manchester and will need to be approved by unanimous vote of the Mayor's cabinet. Legislation is required to enable

these changes and it is anticipated that the first city region Mayoral election will take place in early 2017.

- 2.1.2 Until this time AGMA and the GMCA will continue to operate under existing constitutional arrangements. If work is to progress on the GMSF prior to the election of a city region mayor, it is the AGMA Executive Board (rather than the GMCA itself) which will need to oversee its development.

## **2.2 Amendment to the AGMA Constitution**

- 2.2.1 The remit of the AGMA Executive Board is currently limited to the preparation of the joint waste and minerals DPD's only. In order to take forward the GMSF as a DPD, the AGMA Executive Board will therefore need to amend its constitution so that a plan covering housing and employment can be prepared jointly by the ten local planning authorities. Such an amendment requires approval from each local authority's Executive and full Council.

## **2.3 District Arrangements**

- 2.3.1 In order for the GMSF to be progressed in this way, each local authority is requested to obtain full Council approval to prepare a new joint DPD on terms to be agreed by the Chief Executive.
- 2.3.2 Approval from each authority's Executive (in our case, Cabinet) is also requested to delegate the preparation of the GMSF as a joint DPD to the AGMA Executive Board. Delegation to the AGMA Executive Board to prepare the GMSF will help to ensure timely progress in development the GMSF, whilst retaining full Council approval at key stages.
- 2.3.3 Full council approval by all ten Greater Manchester authorities will be required prior to the submission of the draft plan to the Secretary of State and to adopt the final plan once it has been through examination in public.
- 2.3.4 The preparation of the GMSF as a joint DPD will need to be reflected in the council's Local Development Scheme (LDS), and potentially the Statement of Community Involvement (SCI). A more detailed report outlining the proposed approach will be taken to the AGMA Executive Board at a later date.

## **2.4 Scope of the GMSF**

- 2.4.1 The GMSF will express the long term spatial vision for Greater Manchester and be a pro-active tool for managing growth, providing the 'roadmap' for the type of place(s) we want to create. There is a balance between what is needed at the Greater Manchester scale and those matters best addressed at an individual district scale.
- 2.4.2 It is proposed that the GMSF should focus on the overall spatial strategy, that is:
- The amount of housing and employment floorspace development that should be provided in each district;

- Key locations for delivering this (opportunity areas); and
- The broad location of strategically significant infrastructure schemes required to deliver the overall scale and distribution of development proposed.

2.4.3 Further details can be found in the report at Appendix 1.

## **2.5 Resources**

2.5.1 Paragraph 6.1 below outlines the financial implications.

2.5.2 Ongoing discussions are underway between districts around our own capacity and workload demand. The aim being to identify which tasks can be delivered 'in-house' by officers within districts and which would need to be procured externally, based on capacity or skills required.

2.5.3 Preparation of the GMSF will have implications for our Local Plan, including the preparation of our emerging Site Allocations Plan. It is anticipated that the revised process and timetable for the Local Plan will be set out in the aforementioned LDS when finalised.

## **3 Options/Alternatives**

3.1 Option 1 – To approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014. This would allow the GMSF to be progressed as a joint DPD by all ten GM districts, as agreed by the GMCA/AGMA Executive Board on 29 August 2014.

3.2 Option 2 – Not to approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014. This would mean that the GMSF is unable to be progressed as a joint DPD by all ten GM districts.

## **4 Preferred Option**

4.1 Option 1, to approve the recommendations set out within this report as requested by the GMCA/AGMA Executive Board on 28 November 2014, is the preferred option. This would allow the GMSF, which will provide an important strategic framework towards the successful planning of the sub-region and the districts within it, to be progressed as a joint DPD by all ten GM districts. This will give the framework greater weight in the planning process as a statutory document.

## **5 Consultation**

5.1 Consultation has been carried out on the GMSF – Stage 1: Initial Evidence on Future Growth.

5.2 Further work is required to ensure that individual district SCIs reference the joint DPD appropriately. This will ensure that relevant planning regulations are

adhered to and help to provide a consistent approach to consultation and engagement across GM. A consultation strategy is to be prepared which setting out the proposed approach towards consultation.

- 5.3 Cabinet member for Housing, Planning and Transport, EMT and Leadership have been consulted on the GMSF to date and this report.

## **6 Financial Implications**

- 6.1 It is not possible to identify any specific financial implications from the joint preparation of the GMSF aside from the estimated cost of £33,500 as identified by the report to the GMCA / AGMA Executive Board, which is to be met by existing AGMA budget arrangements. It should be noted that there will be a more detailed report on the overall GMSF budget to AGMA Executive Board at a later date. Any financial implications for the council will need to be considered at that point. Any recommendations that flow from the strategy with resource implications for the council will need to be considered as the strategy is taken forward.

### Revenue / Capital Implications

- 6.2 The estimated cost of £33.5k mentioned above for the preparation costs of the GMSF is proposed to be met from within existing AGMA contributions.
- 6.3 There will be wider costs of implementation as a result of the framework being implemented by AGMA GMCA authorities. An estimate for this is not available at this present time. However it is proposed a separate report will be prepared which will detail the contributions each member authority will have to make as indicated in the background papers supporting this document.

(Sadrul Alam)

## **7 Legal Services Comments**

- 7.1 The decision to prepare a joint local development plan document is one which must be taken by full Council (in accordance with Regulation 4(4C) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000) whereas the decision to delegate the power to prepare a joint local development plan document to the AGMA Executive Board is one which must be taken by the Leader/Cabinet (in accordance with Regulation 4(4B) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 and Regulations 4 and 9 of the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2012). (A Evans)

## **8 Cooperative Agenda**

- 8.1 The GMSF will provide an important strategic framework towards the successful planning of the sub-region and the districts within it. It will form part of the borough's Local Plan and links to the council's priorities and objectives under the Cooperative Agenda.

## **9 Human Resources Comments**

9.1 N/A

## **10 Risk Assessments**

10.1 No specific comments (Mark Stenson)

## **11 IT Implications**

11.1 N/A

## **12 Property Implications**

12.1 It is noted that the GMSF would focus on future housing and employment land requirements and provide the basis for an informed and integrated approach to spatial planning across the city region, through a clear understanding of the role of our places and the relationships and connections between them. It is envisaged that the Council's land and property portfolio will be aligned to best support successful delivery of strategic development opportunities within the wider GM context in addition to local priorities. (Cath Conroy)

## **13 Procurement Implications**

13.1 N/A

## **14 Environmental and Health & Safety Implications**

14.1 Regard will be given to environmental and health and safety issues / implications during the preparation of the GMSF as appropriate and in line with the relevant statutory regulations.

## **15 Equality, community cohesion and crime implications**

15.1 Regard will be given to equality, community cohesion and crime issues/implications during the preparation of the GMSF as appropriate and in line with the relevant statutory regulations.

## **16 Equality Impact Assessment Completed?**

16.1 Regard will be given to the need to carry out an Equality Impact Assessment in line with the relevant statutory regulations.

## **17 Key Decision**

17.1 Yes

## **18 Key Decision Reference**

18.1 Key decision reference for Cabinet is HPT-11-14.

## **19 Background Papers**

19.1 None

## **20 Appendices**

20.1 Appendix 1 - Report to the Joint Greater Manchester Combined Authority & AGMA Executive Board Meeting 28 November 2014 – Greater Manchester Spatial Framework



## **APPENDIX 1**

### **Report to the Joint Greater Manchester Combined Authority & AGMA Executive Board Meeting 28 November 2014 – Greater Manchester Spatial Framework**

**JOINT GREATER MANCHESTER COMBINED AUTHORITY  
& AGMA EXECUTIVE BOARD MEETING**

Date: 28 November 2014

Subject: Greater Manchester Spatial Framework

Report of: Eamonn Boylan, Planning & Housing Lead Chief Executive

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**PURPOSE OF REPORT**

AGMA Executive Board agreed to produce the Greater Manchester Spatial Framework as a joint DPD on 29 August and asked officers to report back on the implications of this. The recent announcement of the Greater Manchester Agreement and the move to directly elected leadership for Greater Manchester also has implications for both the preparation and content of the GMSF. In light of these developments, this report provides further information on the proposed scope of the plan as well as the required amendments to the AGMA constitution and decisions by individual Districts to initiate this process.

**RECOMMENDATIONS:**

**The AGMA Executive Board is requested to ask:**

**Each full council to:**

1. Approve the making of an agreement with the other 9 Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester (as set out in Appendix 1 to this report) as a joint development plan document on terms to be approved by the Council's Chief Executive.
2. Note that the [Council's Executive / Cabinet/ City Mayor] will be asked to delegate the formulating and preparing of the GMSF to AGMA Executive Board
3. Note that there will be further reports to full Council in respect of, matters, which are within the remit of full Council including approval of the GMSF
4. Approve the amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ' (initially in terms of Waste and Minerals Planning) ' and authorise the updating of the AGMA Constitution to reflect this

**Each Executive / cabinet/ leader/ the City Mayor (depending on each Council's own arrangements and in the event that the Councils have approved the above recommendations):**

- (a). Note that full Council has approved the making of an agreement with the other 9 Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester ( as set out in Appendix 1 to this report ) as a joint development plan document
- (b) Delegate to AGMA Executive Board the formulating and preparing of the Greater Manchester Spatial Framework ('GMSF') to cover housing and employment land requirements and associated infrastructure across Greater Manchester ( as set out in Appendix 1 to this report ) ] insofar as such matters are executive functions.
- ( c) Note that the following are the sole responsibility of full Council:
- Responsibility for giving of instructions to the executive to reconsider the draft plan submitted by the executive for the authority's consideration.
  - The amendment of the draft GMSF plan document submitted by the executive for the full Council's consideration
  - The approval for the purpose of its submission to the Secretary of State or Minister of the Crown for his approval of the GMSF if required
  - The approval of the GMSF document for the purposes of submission to the Secretary of State for independent examination.
  - The adoption of the GMSF.
- (d). Approve the amendment of paragraph 13.2 of Schedule 1 to the AGMA constitution by deleting the words ' ( initially in terms of Waste and Minerals Planning) ' and authorise the updating of the AGMA Constitution to reflect this

**In addition, the AGMA Executive Board is asked to:**

- (i). Request a further report outlining the implications of the Devolution Agreement for the preparation of the GMSF (as set out in paragraph 1.2) and setting out future steps in the event that the above delegations are approved.
- (ii). Agree an interim approach to budget commitments in 2014/15, as set out in paragraphs 4.4 - 4.5 with Manchester acting as lead authority for the GMSF budget .

**CONTACT OFFICERS:**

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## **BACKGROUND PAPERS:**

GM Position on Growth - Report to GMCA – January 2014

GM Spatial Framework – consultation on evidence - Report to AGMA Executive Board – August 2014

## **1. INTRODUCTION**

- 1.1 GMCA/ the AGMA Executive Board agreed on the 29 August 2014 that the Greater Manchester Spatial Framework (GMSF) should be progressed as a joint Development Plan Document (DPD). This would focus on future housing and employment land requirements and provide the basis for an informed and integrated approach to spatial planning across the city region, through a clear understanding of the role of our places and the relationships and connections between them.
- 1.2 The announcement on the 3 November 2014 of the Greater Manchester Agreement and the move to directly elected leadership for Greater Manchester has implications for both the preparation and content of the GMSF. The GM Agreement provides for a directly elected mayor with powers over strategic planning, including the power to create a statutory spatial framework for GM. This will act as “the framework for managing planning across Greater Manchester and will need to be approved by unanimous vote of the Mayor’s cabinet.” Legislation is required to enable these changes and it is anticipated that the first city region Mayoral election will take place in early 2017. We need to obtain further legal advice on how to design GM’s constitutional arrangements to allow a seamless transition from the preparation of a joint Development Plan document by AGMA Executive Board to the GMSF produced by GM Mayor, otherwise we run the risk of having to begin the process again.
- 1.3 Until this time however AGMA and the GMCA will continue to operate under existing constitutional arrangements. If we are to progress work on the GMSF prior to the election of a city region mayor, it is the AGMA Executive Board (rather than the GMCA itself) which will need to oversee its development.
- 1.4 The AGMA Executive Board was established, separate from the GMCA, as a Joint Arrangements Committee (known as the AGMA Executive Board) under Section 101(5) of the Local Government Act 1972 as well as section 20 of the LGA 2000 and regulations 4, 11 and 12 of the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2012. The Constitution of the AGMA Executive Board as amended, with effect from 1 April 2011 sets out the functions in Schedule 1. These include, under the heading, “Planning & Housing”, the following:

- 13.1 *Developing and coordinating the operation of a Greater Manchester Spatial Strategy as a framework for underpinning and linking partners Local Development Frameworks and Core Spatial Strategies*
- 13.2 *To coordinate and manage joint Local Development Framework activity across the combined administrative area on behalf of the 10 local planning authorities, in circumstance where this is agreed as appropriate (initially in terms of Waste and Minerals Planning)*
- 13.3 *To develop and coordinate the operation of a Greater Manchester Housing Strategy*
- 13.4 *To determine the future allocation of any pooled public sector housing resources across the combined administrative area and provide a sub-regional context for managing the scale, distribution and mix of new housing development.*

1.5 The remit of the AGMA Executive Board (para 13.2 above) is currently limited to the preparation of joint waste and minerals DPDs only. In order to address this, the AGMA Executive Board will need to amend its constitution so that the a plan covering housing and employment can be prepared jointly by the 10 local planning authorities.

1.6 It is proposed that Schedule 1, paragraph 13.2 of the AGMA constitution is amended as follows (changes shown in italics):

“13.2 To coordinate and manage joint *Development Plan* activity across the combined administrative area on behalf of the 10 local planning authorities, in circumstance where this is agreed as appropriate *(initially in terms of Waste and Minerals Planning)* “

## **2 DISTRICT ARRANGEMENTS**

- 2.1 In addition, each Local Authority is required to obtain full council approval to prepare a new joint development plan as well as the approval of its executive (whether that is the Cabinet, Leader or City Mayor) to delegate the preparation of the GMSF as a joint DPD to AGMA Executive Board. Full council approval by all 10 will also be required prior to submission of the draft plan to the secretary of state and to adopt the final plan once it has been through the examination in public.
- 2.2 The preparation of the GMSF as a DPD will need to be reflected in each District’s Local Development Scheme (LDS), which sets out the three-year project plan identifying which local development documents will be produced, in what order, and when. A report will be brought back to AGMA Executive Board outlining a proposed approach to this.
- 2.3 Further work is required to ensure that individual district Statements of Community Involvement (SCI) reference the joint DPD appropriately. This will ensure that relevant planning regulations are adhered to and help to provide a consistent approach to consultation and engagement across GM. A

consultation strategy has been prepared which sets out our approach (Appendix 2).

### **3 SCOPE OF THE GMSF**

- 3.1 The GMSF will express the long term spatial vision for Greater Manchester and be a pro-active tool for managing growth, providing the 'roadmap' for the type of place(s) we want to create. There is a balance between what is needed at the Greater Manchester scale to support our growth and reform objectives and those matters that require a finer granularity and are best addressed at the individual district scale.
- 3.2 The scope of the document may now be set by legislation rather than agreement between the ten local authorities. The Greater London Act 1999 sets out the powers of the London Mayor, with sections 334-350 covering planning. Section 334(5) states that the Mayor's spatial development strategy (i.e. The London Plan) "must deal only with matters which are of strategic importance to Greater London". The use of the word "only" is important and it is reasonable to expect something similar in the legislation devolving powers to Greater Manchester so as to ensure that the existing powers of local authorities are protected. The devolution agreement is clear that the planning powers are "new" and the agreement is not about taking existing powers from local authorities.
- 3.3 Notwithstanding the above, following discussion with senior officers in each district and a recent consultation on the GMSF initial evidence base, it is proposed that the GMSF should focus on the overall spatial strategy, that is, the amount of housing and employment floorspace development that should be provided in each district, and the key locations for delivering this (opportunity areas).
- 3.4 Distribution within districts would be set out in district Local Plans, but would clearly be informed by the opportunity areas identified in the GMSF. Comprehensive site allocations, including the boundaries of the opportunity areas and the requirements for individual sites, would be included in district Local Plans. In terms of infrastructure, the GMSF would focus on identifying the broad location of strategically significant schemes required to deliver the overall scale and distribution of development, with district Local Plans then providing more detail on the delivery of those schemes as well as identifying other, locally important infrastructure requirements.
- 3.5 This approach means that the scope of the GMSF would be reasonably broad, but not fully comprehensive. Further detail is set out in (Appendix 1).
- 3.6 The consultation exercise which has recently ended has generated discussion around the scope. Once the responses have been fully considered a more detailed report will be brought back to the AGMA Executive Board for further consideration.

### **4. RESOURCES**

- 4.1 Budget estimates for developing the GMSF were originally prepared on the basis that it would be a non statutory plan and work could be completed within two years. A Sustainability Appraisal ('SA') was commissioned and work was begun on that basis in order to meet the tight timescales originally envisaged.
- 4.2 When AGMA Executive Board made the decision in August to progress the GMSF as a statutory development plan, officers were requested to report back on the full implications of the decision, factoring in the additional tasks and extended timescales required to deliver the GMSF as a statutory plan. Work to clarify the scope of the GMSF is set out in more detail in section 4 of this report. Ongoing discussions are underway between districts around their own capacity and workload demand. The aim is to identify which tasks can be delivered 'in-house' by officers within districts and which would need to be procured externally, based on capacity or skills required.
- 4.3 Initial scoping work on the sustainability appraisal has continued, but it is likely that the range of the Sustainability Appraisal will need to extend to reflect the full scope of the GMSF and that costs will therefore increase. The timescales for production of the SA have also increased, in line with the extended process for producing the GMSF as a statutory plan.
- 4.4 Whilst a budget for the GMSF has not been approved by AGMA Executive Board, some expenditure for independent legal advice (£8.5k), project assurance (£1.2k) and scoping the sustainability appraisal (£13.8k) has been incurred. As such, it is requested that this expenditure (23.5k) with an additional budget of £10k (for the further legal advice referred to in paragraph 1.2 above), amounting to £33.5k in total, be approved by AGMA Executive Board, subject to a more detailed report on the overall GMSF budget to AGMA Executive Board at a later date.
- 4.5 As AGMA is not an incorporated body in its own right it is unable to commission (or pay for) external work in support of the GMSF. As such, and whilst the plan comes under the auspices of AGMA, contracts or payments would need to be agreed and carried out on AGMA's behalf through one of the ten GM authorities. Given the role of Manchester City Council in providing financial management and legal advice to AGMA and the GMCA, it is recommended that Manchester could act as lead authority for the GMSF budget during the current phase of work.

## **5. TIMETABLE**

- 5.1 The timetable will partly depend on the scope of the document and the resources available for its production. The initial stage of consultation on the 'objectively assessed GM housing / employment land need' is relatively narrow and so it is considered advisable to consult on a more comprehensive evidence base and options around key issues before publishing a full draft GMSF. A further report will be prepared setting out the proposed timetable once there is more clarity around the implications of the devolution agreement.

## Appendix 1

Issue	GMSF	Local Plan
<b>Vision and Strategy</b>	<ul style="list-style-type: none"> <li>• A spatial vision for Greater Manchester's (GM) development</li> <li>• The role of different places and their contribution to this overall vision</li> <li>• Any large opportunity areas (based on an agreed size threshold) that will deliver major levels of development and their general location (not precise boundaries)</li> <li>• A general description of the key infrastructure that opportunity areas will require</li> </ul>	<ul style="list-style-type: none"> <li>• Implications of the GMSF vision, how the district will contribute to the achievement of the GM vision</li> <li>• Likely to cover a range of issues outside of the GMSF scope</li> <li>• Detail on the delivery of the GMSF opportunity areas</li> <li>• Any other key opportunities important for the district</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Gross floorspace requirement for GM and each District in terms of offices, industry and warehousing district informed by overall spatial strategy</li> <li>• Any key locations (not boundaries) for office, industry and warehousing development, including an approximate level of provision</li> <li>• Any key locations for tourism development</li> <li>• Potential to identify a small number of existing areas that are strategically significant</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution of floorspace within the district</li> <li>• Allocate sites for development, including any key locations identified in the GMSF</li> <li>• Sites for tourism development, including in key locations identified in the GMSF</li> <li>• The approach to existing employment areas, including protection and redevelopment</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Overall GM requirement to meet demographic/economic demands</li> <li>• Net figure for each district informed by overall spatial strategy</li> <li>• General phasing for GM as a whole, taking sub-regional delivery issues into account</li> <li>• Broad mix of housing required to meet GM requirement</li> <li>• Spatial implications of demographic/economic drivers</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution of housing within the district and site allocations</li> <li>• Detailed phasing for the district, potentially including the role of strategic sites</li> <li>• Mix of housing in different parts of the district and mix on allocated sites</li> </ul>



Issue	GMSF	Local Plan
	<ul style="list-style-type: none"> <li>• Number of gypsy and traveller pitches required in each district and travelling showpeople plots</li> <li>• Proportion of household growth that will be in the 65+ age group</li> <li>• Very broad locations that could meet particular types of demand, such as 'aspirational' housing</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate densities in different areas and suitable densities on site allocations</li> <li>• Proportion of new housing that should be affordable, including the tenure split – may vary by area and site allocations</li> <li>• Details of how the needs of older age groups will be accommodated</li> <li>• Criteria for new Gypsy, traveller sites and site allocations</li> <li>• More detailed identification of any market segments that could be met, including through site allocations</li> <li>• Any other issues not covered in the GMSF (eg student housing, housing for people with disabilities, service families, etc)</li> </ul>
<b>Town Centres</b>	<ul style="list-style-type: none"> <li>• Hierarchy of larger town centres and a brief explanation of the role and opportunities</li> <li>• Role of the key out of town centres</li> </ul>	<ul style="list-style-type: none"> <li>• Boundaries of centres in the GMSF hierarchy (including boundaries of shopping areas and frontages, etc), and investment proposals</li> <li>• Identification of smaller centres</li> <li>• Scale and distribution of retail and leisure developments, etc and site allocations</li> </ul>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Broad location of strategic schemes required to deliver the proposed scale and distribution of development</li> <li>• Explain essential role of key transport infrastructure such as Manchester Airport</li> </ul>	<ul style="list-style-type: none"> <li>• More detail on the delivery of GMSF strategic schemes</li> <li>• Identify other, more local transport schemes</li> <li>• Protection of existing transport routes</li> <li>• Other issues not covered in GMSF eg Parking and accessibility standards,</li> </ul>

Issue	GMSF	Local Plan
<b>Other infras- tructure</b>	<ul style="list-style-type: none"> <li>• Broad location of strategic schemes for water, waste water, gas and electricity to deliver the proposed scale and distribution of development</li> <li>• Overall strategy for delivering low carbon energy and any GM wide significant opportunities</li> <li>• Overall strategy for managing flood risk and broad location of any strategic infrastructure required</li> <li>• Role of social infrastructure and implications of 'opportunity areas' on current infrastructure (eg health or education).</li> <li>• Strategically or internationally important facilities, eg for sports and leisure</li> </ul>	<p>etc</p> <ul style="list-style-type: none"> <li>• Detail on the delivery of any GMSF strategic schemes</li> <li>• Local infrastructure schemes</li> <li>• Opportunities for renewable and decentralised energy</li> <li>• Policies on managing flood risk and site allocations</li> <li>• Site allocations for social infrastructure and criteria for new facilities or redevelopment of existing sites</li> <li>• Local standards for recreation provision and site allocations as well as protection of existing facilities.</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Climate change will be part of the overall spatial strategy, and a consistent theme through the GMSF, with a broad approach to maximising economic opportunities whilst reducing emissions and enhancing resilience/adaptation</li> <li>• Overall strategy for GMs green and blue assets and the role of a quality environment in meeting the vision for GM</li> <li>• The strategic green and blue infrastructure network in GM and any key gaps in it that need to be addressed (broad locations)</li> <li>• Overall strategy for addressing poor air quality and reducing air quality management areas</li> </ul>	<ul style="list-style-type: none"> <li>• Local policies on climate change mitigation and adaptation</li> <li>• Identify precise boundaries of both the strategic and local green infrastructure network</li> <li>• Set out how gaps in the strategic and local networks will be addressed</li> <li>• Identify local green infrastructure standards</li> <li>• Local Green Space designations</li> <li>• Local policies on reducing, and mitigating the impacts of, air pollution</li> <li>• Protection and enhancement of heritage assets</li> </ul>
<b>Development management</b>	<ul style="list-style-type: none"> <li>• Any strategic development management policies required to clarify how key aspects of the GMSF are delivered, eg on high quality of places</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive suite of local development management policies covering many of the issues above as well as</li> </ul>

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		<p>others beyond the remit of GMSF</p> <ul style="list-style-type: none"> <li>• Each district may also provide further guidance in supplementary planning documents as required</li> </ul>