

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>COUNCIL</b>
<b>DATE:</b>	<b>28 JANUARY 2015</b>
<b>SUBJECT:</b>	<b>THE GREATER MANCHESTER SPATIAL STRATEGY</b>
<b>REPORT FROM:</b>	<b>COUNCILLOR SANDRA WALMSLEY CABINET MEMBER – RESOURCES AND REGULATION</b>
<b>CONTACT OFFICER:</b>	<b>DAVID WIGGINS – PRINCIPAL OFFICER: DEVELOPMENT PLANNING</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>On 29 August 2014, the Association of Greater Manchester Authorities (AGMA) Executive Board agreed to the preparation of a the Greater Manchester Spatial Framework (GMSF) as a statutory joint Development Plan Document (DPD) that would principally seek to identify future housing numbers and employment floorspace requirements and associated infrastructure for each district within Greater Manchester.</p> <p>On 28 November 2014, a joint meeting of the Greater Manchester Combined Authority and the AGMA Executive Board agreed to the necessary measures and actions to be undertaken by each GM district in order to formally approve the preparation of the GMSF as a statutory DPD and subsequently take the document forward to adoption.</p>
<b>RECOMMENDED OPTION</b>	<p>That Members:</p> <ol style="list-style-type: none"> <li>1) Approve the making of an agreement with the other nine Greater Manchester councils to prepare jointly the Greater Manchester Spatial Framework to cover housing and employment land requirements and associated infrastructure across Greater Manchester as a joint development plan document on terms to</li> </ol>

	<p>be approved by the Council;</p> <ol style="list-style-type: none"> <li>2) Note that the Council's Cabinet will be asked to delegate the preparation of the GMSF to the AGMA Executive Board;</li> <li>3) Note that there will be further reports to full Council in respect of matters within the remit of full Council, including the approval of the GMSF; and</li> <li>4) Approve an amendment to paragraph 13.2 of Schedule 1 to the AGMA Constitution by deleting '(initially in terms of Waste and Minerals planning)' and authorise an update to the AGMA Constitution to reflect this.</li> </ol> <p>Members are requested to note that Cabinet will subsequently be asked to:</p> <ol style="list-style-type: none"> <li>1) Note that full Council has approved the making of an agreement to jointly prepare the GMSF as a DPD with the other nine Greater Manchester Councils;</li> <li>2) Delegate the formulating and preparation of the GMSF to the AGMA Executive Board;</li> <li>3) Note that there will be further reports to full Council in respect of matters within the remit of the full Council, including the approval of the GMSF; and</li> <li>4) Approve an amendment to paragraph 13.2 of Schedule 1 to the AGMA Constitution by deleting '(initially in terms of Waste and Minerals planning)' and authorise an update to the AGMA Constitution to reflect this.</li> </ol> <p><b>Reason</b></p> <p>To ensure that Greater Manchester's aspirations for growth are formally supported by a statutory Development Plan Document and to address the policy void that has arisen from the revocation of the North West Regional Spatial Strategy in providing a framework within which districts can prepare their own Local Plans.</p>
<b>IMPLICATIONS:</b>	
<b>Corporate Framework:</b>	<b>Aims/Policy</b>
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	<p>Do the proposals accord with the Policy Framework? Yes</p> <p>Any costs arising from the production of the Strategy must be met from existing resources.</p> <p>Ultimately, there will be financial implications in that the Strategy will determine land use –</p>

	potentially generating either Council Tax, or Business Rates.
<b>Statement by Executive Director of Resources:</b>	The continuing work involved in progressing the Greater Manchester Spatial Framework will require significant commitment of staff resources from the Strategic Planning and Economic Development Section. These resource implications are particularly significant given that these staff will also be committed to progressing Bury's own Local Plan alongside the Greater Manchester plan.
<b>Equality/Diversity implications:</b>	No  An initial screening has been undertaken (see attached assessment) and as there were no negative impacts identified for affected groups, there is no requirement to proceed to a Full Impact Assessment.
<b>Considered by Monitoring Officer:</b>	Yes JH  Any subsequent Development Plan will have to be approved by the Council as part of the Policy Framework (unless there is a legislative change).
<b>Wards Affected:</b>	All
<b>Scrutiny Interest:</b>	

## TRACKING/PROCESS

**DIRECTOR: Mike Owen – Res & Reg**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
	15/1/15		
Scrutiny Committee	Committee	Council	
		<b>28/1/15</b>	

## 1.0 BACKGROUND

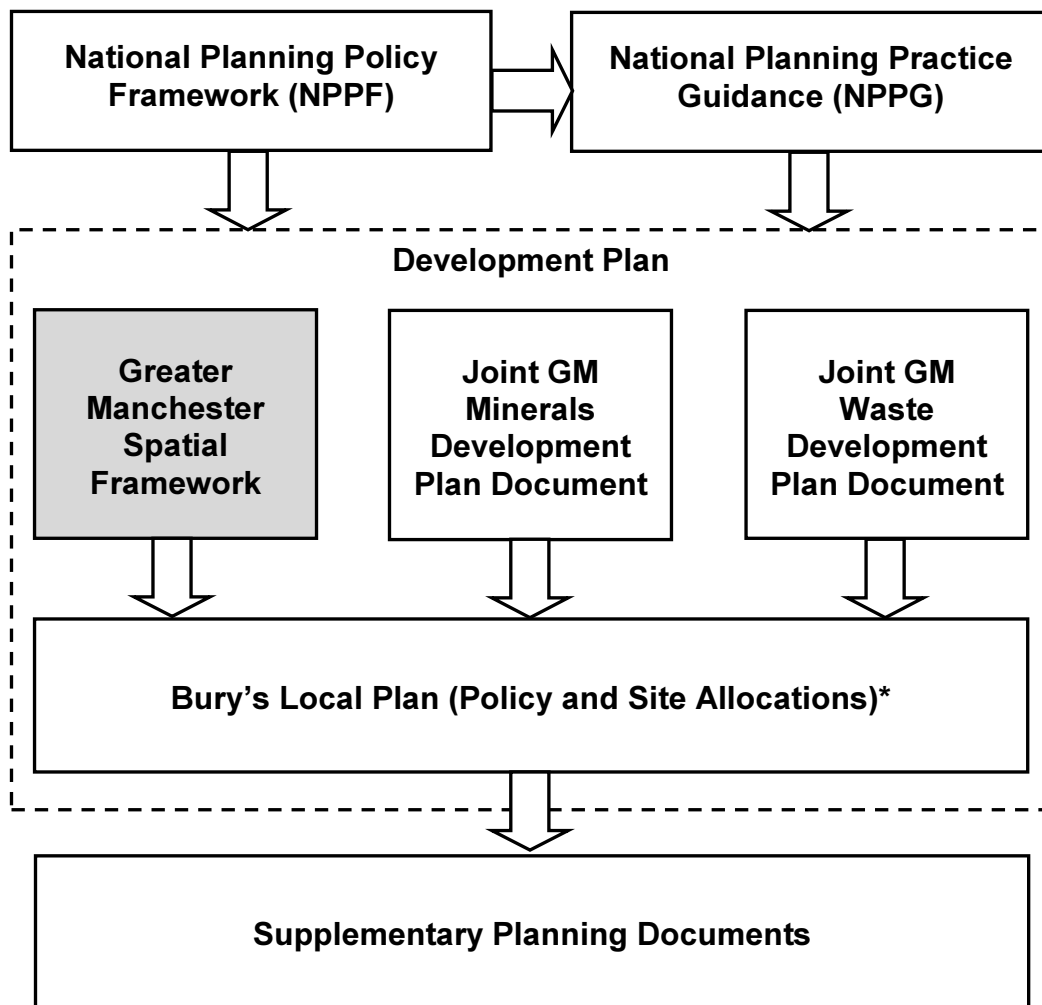
- 1.1 Since January 2014, work has been undertaken to gather evidence in support of the preparation of a Greater Manchester Spatial Framework (GMSF).

- 1.2 In terms of the scope of the GMSF discussions with district officers, and responses to the recent consultation on the GMSF's technical evidence in September/November 2014, have led to the GMSF being progressed on the basis that it will set out a long term spatial vision for Greater Manchester. Principally, this would identify the housing numbers and employment floorspace needs and associated infrastructure requirements over the next 20 years or so as well as identifying the key broad opportunity areas where this growth should be focused.
- 1.3 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 districts' Local Plans then providing more detail on the delivery of those schemes as well as identifying other, locally important infrastructure requirements.
- 1.4 The original intention was for the GMSF to be an informal, evidence-based document. However, on 29 August 2014, the Association of Greater Manchester Authorities (AGMA) Executive Board agreed that the GMSF should be jointly prepared by the ten districts as a formal Development Plan Document (DPD) in order to maximise its weight in providing a statutory framework to support and strategically manage sub-regional growth aspirations.
- 1.5 On 28 November 2014, a joint meeting of the Greater Manchester Combined Authority and the AGMA Executive Board agreed to the necessary measures and actions to be undertaken by each Greater Manchester district in order to formally approve the preparation of the GMSF as a statutory DPD and subsequently take the document forward to adoption. This report on the necessary measures is annexed to this report for information.

### **Planning Policy Context**

- 1.6 Effectively, the preparation of the GMSF as a DPD would, to a large extent, address the policy void that has arisen from the revocation of the North West Regional Spatial Strategy and would, in the same way as the joint Minerals and Waste DPDs, form part of Bury's overall Development Plan. The role of the GMSF within the wider planning policy context can be seen in Figure 1.
- 1.7 The GMSF would provide an overarching statutory framework within which individual GM districts can prepare or update their own, more refined Local Plans **Notwithstanding the fact that the Council will need to approve the GMSF itself at key stages (including adoption), the preparation of a Local Plan will ensure that decisions over planning matters and site allocations within the Borough will be retained locally.**

**Figure 1 – Planning Policy Context**



\* Bury's Local Plan could comprise the Core Strategy and a separate Site Allocations plan or a new single Local Plan covering both policy and site allocations.

## **2.0 ISSUES**

### **Greater Manchester Agreement**

- 2.1 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.
- 2.2 Until such legislation is in place, however, 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,

AGMA's current constitutional arrangements give responsibility for overseeing the preparation of joint DPDs to the Executive Board.

- 2.3 The AGMA constitution currently limits the remit of the Executive Board to the joint waste and minerals DPDs. In order to address this, the Executive Board would need to amend its constitution to enable the GMSF to be prepared as a DPD on behalf of the 10 local planning authorities. The current and proposed amended wording can be found in the joint Greater Manchester Combined Authority and AGMA Executive Board report of 28 November 2014 (see annex) and approval is sought for this proposed amendment.

### **District Arrangements**

- 2.4 In addition, in order for the GMSF to be prepared as a joint DPD, there is a need to seek approval of this approach from each of the ten Council's in Greater Manchester.
- 2.5 Furthermore, there would be a need for districts to subsequently approve the delegation of the formulation and preparation of the GMSF to the AGMA Executive Board and this would, at a later date, be reported to Cabinet seeking such approval. Delegation to the Executive Board will help to ensure timely progress in developing the GMSF, whilst retaining full Council approval at key stages, including approval to submit the document to the Secretary of State for examination and to approve its adoption.

### **Bury's Core Strategy**

- 2.6 On 1 October 2014, a report was taken to Cabinet that updated Members on the suspension of the Core Strategy Examination, highlighting that one of the key reasons for this was the fact that the Core Strategy's approach to the identification of objectively assessed needs for housing was inconsistent with Government guidance that was released following the submission of the Core Strategy.
- 2.7 This guidance specifies that the Government's household projections should be used as the starting point in identifying housing needs. Consequently, Members agreed to consider the implications of the updated household projections for the Core Strategy as well as the outcomes of consultation on the methodology behind the Greater Manchester Spatial Framework before reporting back to Cabinet setting out appropriate options going forward.
- 2.8 At that time, it was anticipated that the Government would be releasing the updated household projections in November 2014. However, this has been delayed and it is understood that these will now be released in February 2015. Once these are released, the Council will be in position whereby they can determine the most appropriate way forward for the Core Strategy.

### **3.0 CONCLUSION**

- 3.1 The joint preparation of the GMSF as a statutory Development Plan Document will establish an over-arching planning framework for the growth and development of Greater Manchester over the next 20 years or so.
- 3.2 The GMSF will inform the preparation and update of districts' own Local Plans and, in doing so, will ensure that collectively these Local Plans will follow a joined-up approach to achieving the wider aims and objectives for Greater Manchester.
- 3.3 Consequently, it is recommended that Members approve the preparation of the GMSF as a statutory DPD and approve the subsequent measures set out in the Recommended Option section of this report.

### **COUNCILLOR SANDRA WALMSLEY CABINET MEMBER FOR RESOURCES & REGULATION**

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#### **List of Background Papers:**

AGMA Executive Board Report – 29 August 2014

Report to the Joint Greater Manchester Combined Authority & AGMA Executive Board Meeting - 28 November 2014.

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**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.

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> <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>• 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> <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> </ul>

Issue	GMSF	Local Plan
		<ul style="list-style-type: none"> <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, etc</li> </ul>
<b>Other infrastructure</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>	<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</li> </ul>

Issue	GMSF	Local Plan
		site allocations as well as protection of existing facilities.
<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 others beyond the remit of GMSF</li> <li>• Each district may also provide further guidance in supplementary planning documents as required</li> </ul>