

Devolution – What it Means for Planning for Housing in Greater Manchester

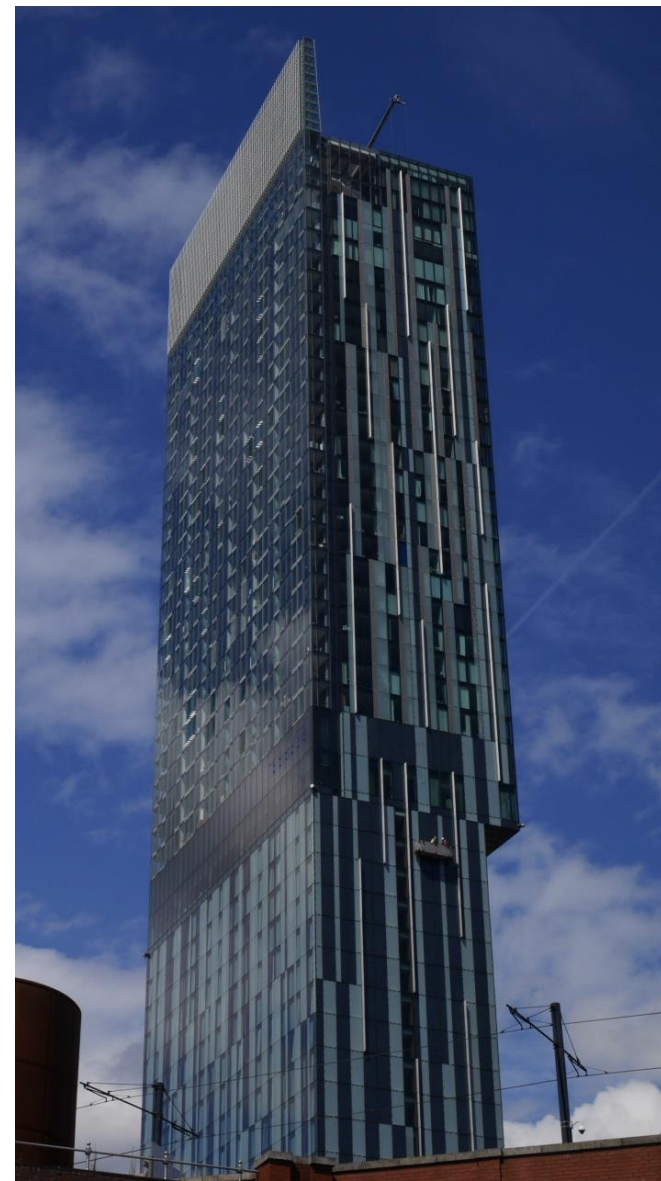
Chris Findley

Planning Lead, Greater Manchester

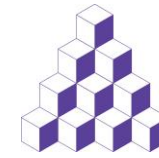
16th September 2015



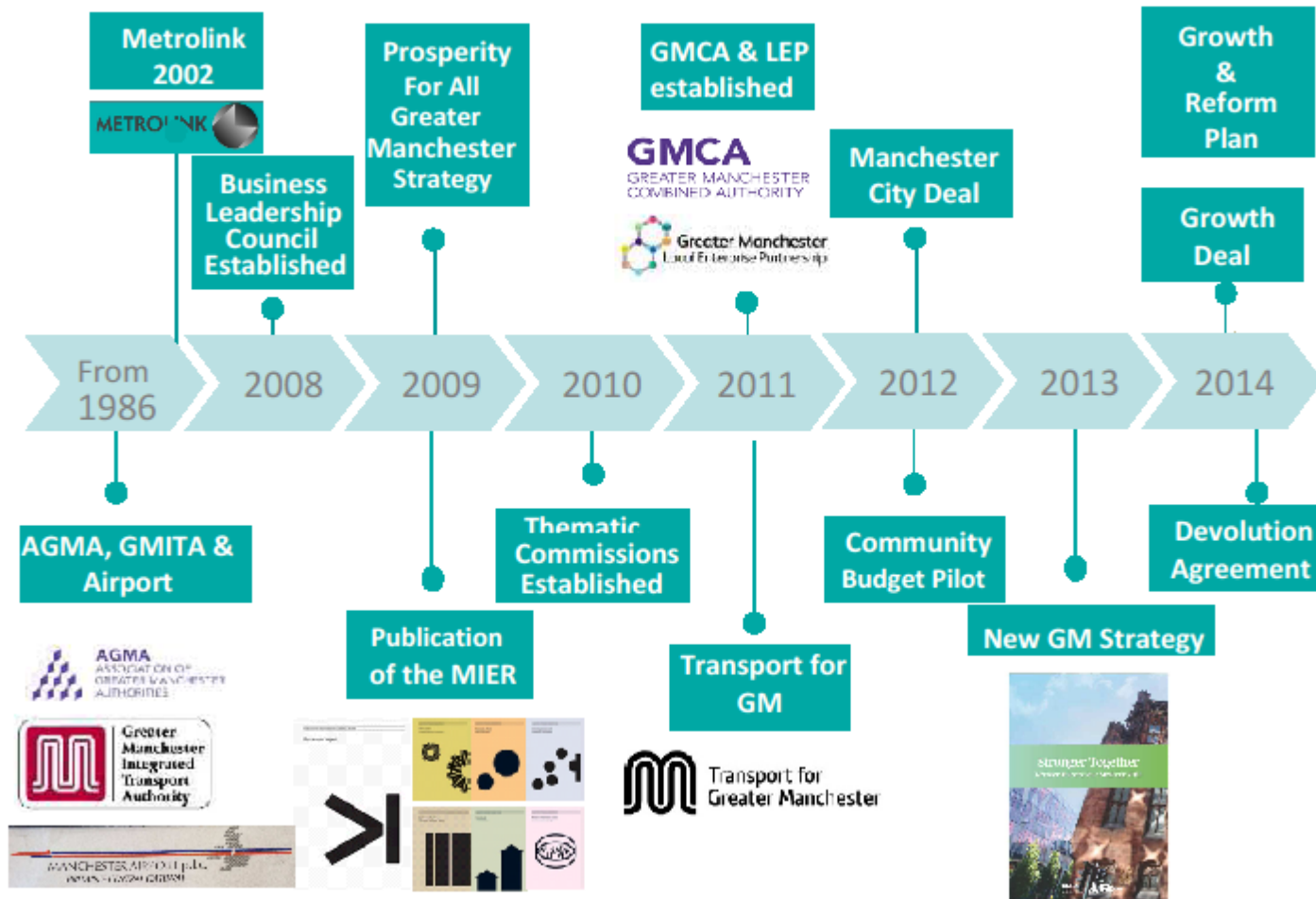
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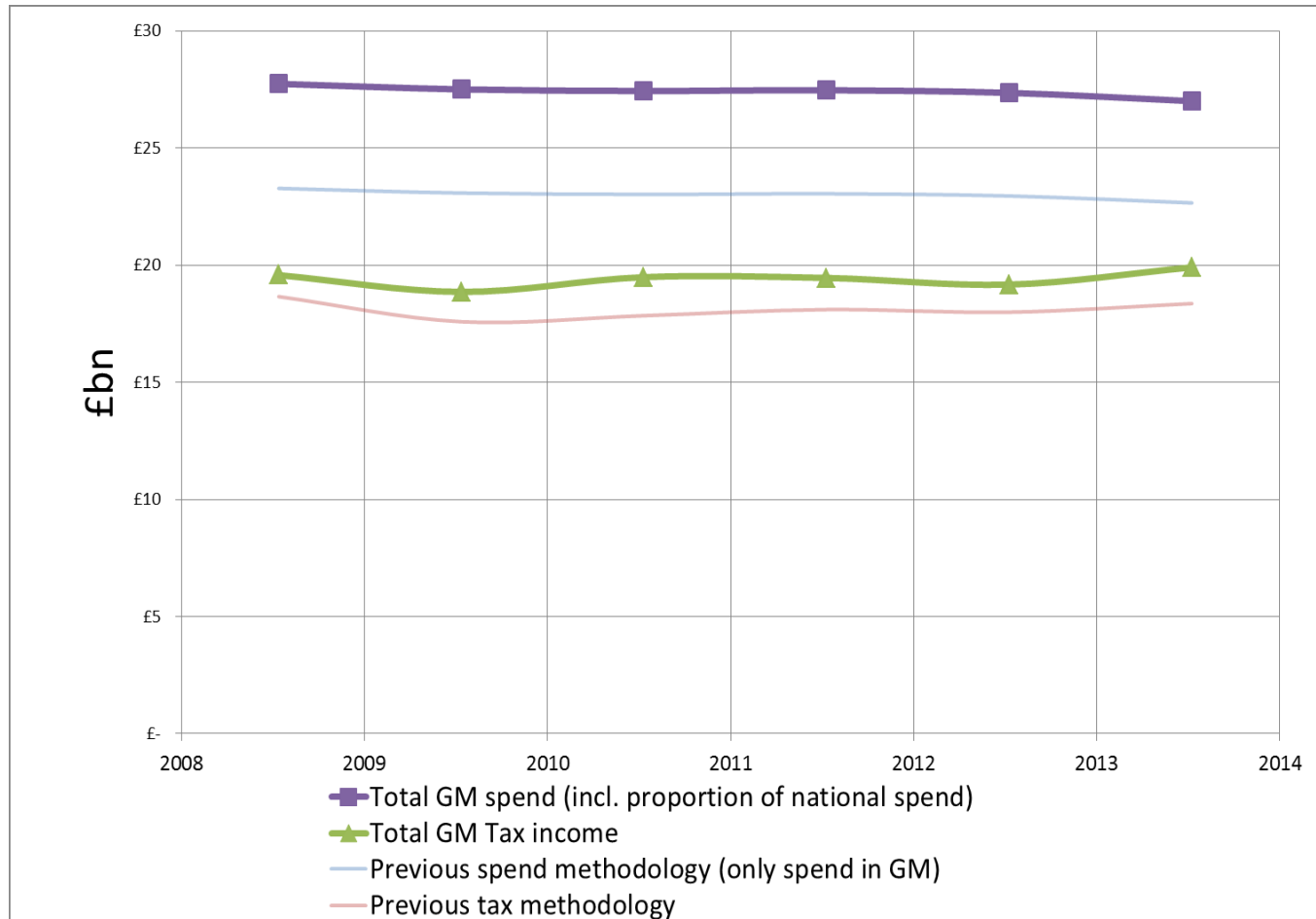
GMCA
GREATER MANCHESTER
COMBINED AUTHORITY



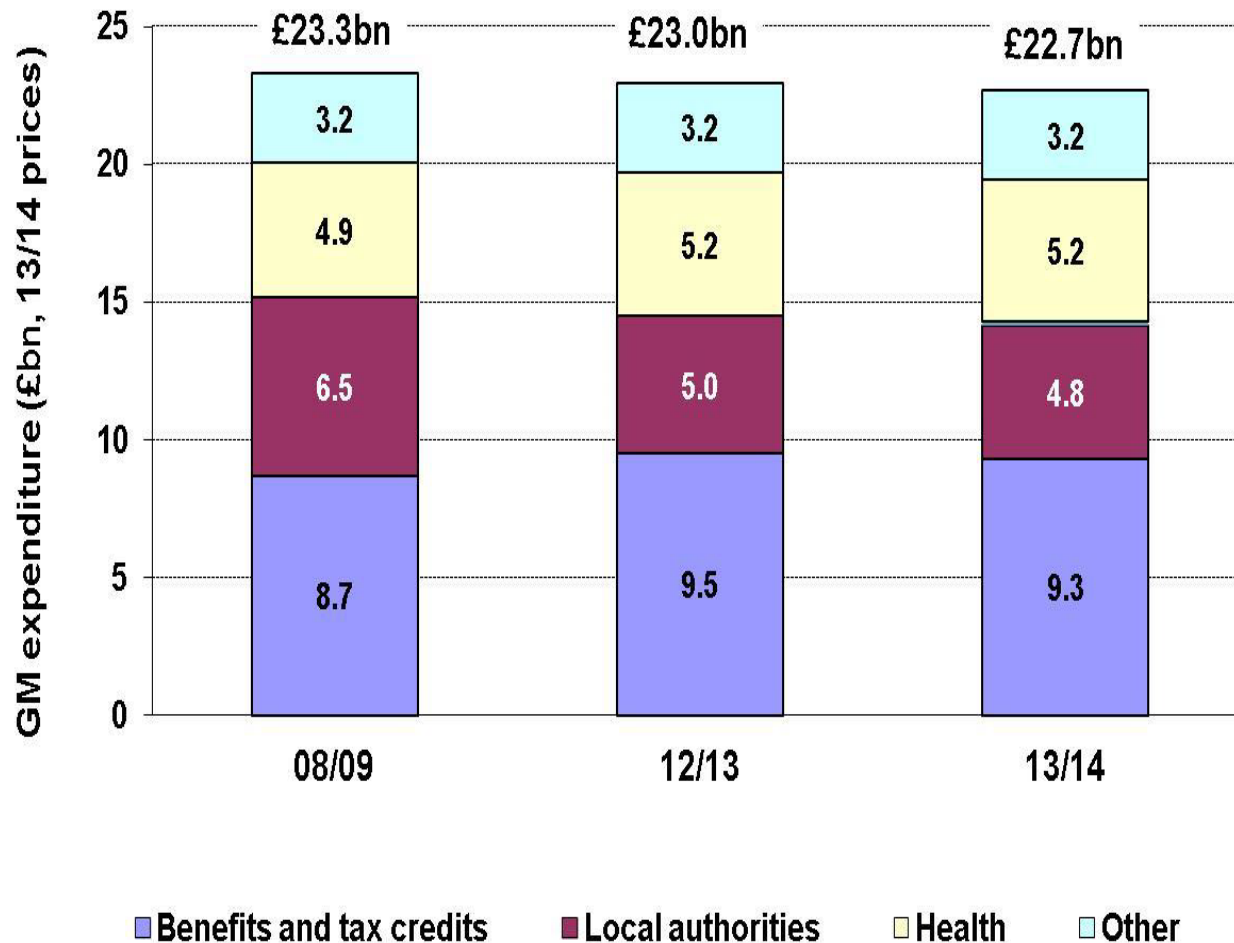
Greater Manchester: a history of working together



Gap between tax and spend remains



Shifting the balance



Greater Manchester – Planning since 1986

1986

Abolition of GMC – establishment of Planning Advisory Units, Transport planning

1990

Unitary Development Plans – Planning Officer meetings to discuss issues

2004

LDFs Core Strategies

2008

Regional Spatial Strategy - Development of joint evidence flood risk, SHMA, employment land, energy, Green Infrastructure. Joint Waste and Minerals Plans

2009

GM Strategy

2010

Abolition of RSS

2011

Localism Act / LEP and GMCA

2012

NPPF / GM Spatial Investment Framework & supporting implementation plan

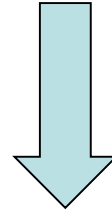
Joint
evidence /
GMS

Localism,
LEPs and
GMCA

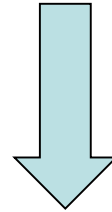
NPPF, duty
to co-operate
and GMSIF

2014 - step-change

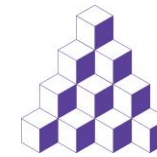
informal spatial framework



joint DPD



Elected Mayor – GM ‘plan’



Bolton	<ul style="list-style-type: none"> •Core Strategy Adopted March 2011 •Allocations Plan – Adopted December 2014
Bury	<ul style="list-style-type: none"> • Current Development Plan - Unitary Development Plan (1997)
Manchester	<ul style="list-style-type: none"> • Core Strategy adopted July 2012
Oldham	<ul style="list-style-type: none"> • Core Strategy adopted - November 2011
Rochdale	<ul style="list-style-type: none"> • Progressing the Site Allocations Plan
Salford	<ul style="list-style-type: none"> • Core Strategy - awaiting Inspector's decision letter
Stockport	<ul style="list-style-type: none"> • Current Development Plan - UDP adopted 2006
Tameside	<ul style="list-style-type: none"> • Core Strategy adopted March 2011
Trafford	<ul style="list-style-type: none"> • Current Development Plan – UDP (2004)
Wigan	<ul style="list-style-type: none"> • Core Strategy adopted January 2012

Why now?

Planning ...

- progress at local level difficult

Budgetary ...

- austerity hits – reduced resources – joint working

Political ...

Growth & reform - devolution



GM Devolution – Strategic Planning Powers

- power to create a statutory spatial framework for Greater Manchester
- approved by a unanimous vote of the Mayor's Cabinet
- ability to create Mayoral Development Corporations in agreement with the leader of the Greater Manchester local authority in which it would have powers.
- Compulsory purchase powers for the Mayor, again subject to the agreement of the leader of the local authority in the relevant area.
- Related housing delivery powers, Housing Investment Fund, Land Commission

The Challenge ...

Maximise growth – tax take

Demonstrate we have land in the 'right' locations which will be available over next 15-20 years

Demonstrate we can deliver

Demonstrate co-operation – hard decisions

**HILTON LANE, WALKDEN
(BURGESS FARM)**



Timetable subject to revision....

Stage 1: Initial evidence gathering and engagement - November 2015

Stage 2: Strengthening the evidence base and developing options – 2014–2015

Stage 3: Consultation on the Draft GMSF (Plan) – 2016

Stage 4: Publication of the GMSF – 2017

Stage 5: Submission and independent examination – 2017

Stage 6: Adoption – 2018

Initial Consultation – our evidence

- New industrial and warehousing floorspace for Greater Manchester over the period 2012-2033 of 3,935,375m² (gross), equating to 187,399m² per annum.
- New office floorspace for Greater Manchester over the period 2012-2033 of 2,771,098m² (gross), equating to 131,957m² per annum.
- Greater Manchester's need for housing is 224,823 net additional dwellings over the period 2012-2033, equating to an average of 10,706 net additional dwellings per annum.

..... the response

- **Broad support for preparation of GMSF**
- **Vision too economic and not bold enough**
- **Employment forecasts too low – impact of ‘gamechangers’**
- **Housing figures too low (housebuilders/development industry) or too high (environmental organisations)**
- **Environmental assets need to be considered**
- **Social infrastructure – schools, health important**
- **Development industry eager to participate**

Next Steps

- **Broadening evidence base**
- **Consider consultation responses & new evidence**
- **‘Issues & options’ consultation**



What are we doing now?

- **Consultation on Strategic Environmental Assessment/ Sustainability Appraisal**
- **Land Supply**
- **Working up growth options**
- **Testing demographic information**
- **Developing GM Objectively Assessed Need**
- **Consultation late 2015**



The Relationship between the GMSF and Local Plans

- **Duty to co-operate (within GM, with neighbours)**
- **Level of detail in the GMSF**
- **GMSF will be strategic**
- **Should it contain more detail**
- **Government's "early 2017" preparation deadline**



Governance arrangements for the GMSF

- **Mayoral Plan**
- **Cabinet of 10**
- **Requires unanimity (not like London)**



Engagement with.....

- Industry/Landowners
- Interests (including statutory consultees)
- Communities
- A real challenge!



STREET SCENE C
LOOKING TOWARD PLOTS 173 - 178

Housing Delivery

- **GMSF fixes supply**
- **Residential Growth Strategy**
- **Investment Strategy**



Residential Growth Strategy

- Implementation and delivery
- Supply, quality, existing assets
- Land Commission, developing capacity



Investment Strategy

- Pipeline of sites, dealing with constraints
- Complementary funding, working in partnership



Who Delivers?

- **Volume house builders (can you?)**
- **PRS/Buy to Let (City Centre, investment funds)**
- **Registered providers (impact of Government proposals)**
- **Self Build and Starter Homes**
- **Others?**



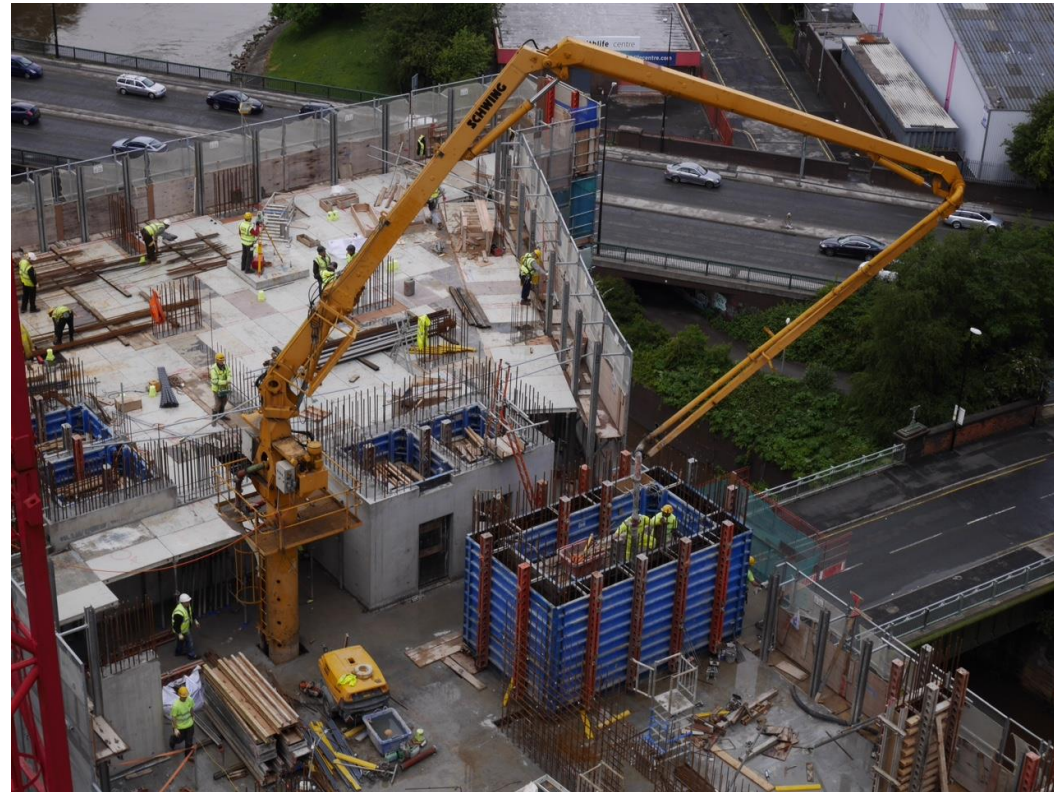
What is delivered?

- **Complex housing markets**
- **Requirements of the 2035 population**
- **Growth in the young and the elderly, design quality, space standards**



Supporting Infrastructure

- Physical/social
- Who pays?



Asks of the Home-Building Industry

- Can you deliver?
- Can you deliver quality?
- Can you pay for the infrastructure to support the new housing?

