



**Report title: Adoption of Places for Everyone Plan: A Joint Development Plan Document for nine Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) 2022-2039 (The Places for Everyone Plan)**

Report to: Council

Date of meeting: Wednesday 20 March 2024

Cabinet Portfolio Holder: Cabinet Member for Regeneration and Housing

Report of: Director of Economy & Place

Public or private: Public

Key Decision?: N

Published on the Forward Plan: N

**1. Report summary**

1.1 This report seeks the approval of Council to formally adopt The Places for Everyone Plan - incorporating the Main Modifications, amendments to the Policies Map and Additional Modifications - in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("2012 Regulations") and the Planning and Compulsory Purchase Act 2004 (as amended) ("2004 Act").

1.2 Due to the large size of the various appendices, these will be viewable on the [GMCA website](#) .

**2. Recommendations**

2.1 That members:

- i. Accept the findings of the Inspectors' Report and approve the Main Modifications to the Places for Everyone Joint Development Plan Document proposed by the independent Inspectors, as set out in Appendix 1.1 and 1.2 to this report, for incorporation into the final version of the Places for Everyone Joint Development Plan Document.
- ii. Approve the amendments to the Places for Everyone Joint Development Plan Document Policies Map, as set out in Appendix 2 to this report, for

incorporation of all the changes which relate to Rochdale Borough Council's administrative area into the Rochdale Borough Policies Map.

- iii. Approve the Additional Modifications to the Places for Everyone Joint Development Plan Document, as set out in Appendix 3 to this report, for incorporation into the final version of the Places for Everyone Joint Development Plan Document.
- iv. Adopt the Places for Everyone Joint Development Plan Document 2022 – 2039 (provided in Appendix 4), with effect from 21 March 2024 – incorporating the Main Modifications and Additional Modifications – as part of the Development Plan for Rochdale Borough, in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).
- v. Adopt the Policies Map (Appendix 5) which incorporates the Modifications to it (Appendix 2) and is necessary to give effect to the policies of the Places for Everyone Joint Development Plan Document.
- vi. Delegate authority to the Director of Economy and Place to make any minor non material editorial amendments to the Places for Everyone Joint Development Plan Document and Policies Map ahead of its final publication, subject to consultation and agreement with the eight other Places for Everyone authorities. These amendments will be limited to correcting minor errors and formatting text.

### **3. Reason for recommendations**

- 3.1 The recommendations are required to formally adopt the PfE plan. As the PfE plan is a joint development plan documents it needs approval from all nine Councils. Once adopted the document will form part of the local authorities Local Plan.

### **4. Alternatives considered**

- 4.1 The Inspectors' Report concludes that subject to inclusion of the Main Modifications, the Plan is sound, complies with all relevant legal requirements and provides an appropriate basis for the planning of the nine boroughs. This means that the Plan can now be adopted.
- 4.2 An alternative option would be to not approve the plan. However, government guidance is clear that while the local planning authority is not legally required to adopt its Local Plan following examination, it will have been through a significant process locally to engage communities and other interests in discussions about the future of the area, and it is to be expected that the authority will proceed quickly with adopting a plan that has been found sound. Failure to adopt would leave Rochdale without the benefits of an up-to-date development plan against which to determine planning proposals, increase vulnerability at appeal, and would create huge uncertainties for development of the subsequent Local Plan.

## **5. Key information**

### **5.1 Introduction**

- 5.1.1 Every Council has a statutory duty to prepare a Local Plan, with a requirement set in law that planning decisions must be taken in line with the Local Plan unless material considerations indicate otherwise. Indeed, in a recent letter to the Mayor of Greater Manchester, the Secretary of State has reaffirmed his Government's dedication to a plan-led system and its role in ensuring housing requirements are planned for appropriately (Appendix 6) The Places for Everyone Plan: A Joint Development Plan Document for nine Greater Manchester Local Authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) 2022-2039 (PfE) is the strategic spatial plan for the nine constituent boroughs and as such sets out a collective planning policy framework. All policies within the plan are "strategic policies". It is being prepared as a Joint Development Plan Document of the nine local planning authorities. Once the PfE Plan is adopted it will form part of Rochdale Borough's development plan and will be used to assess individual planning applications. As such Rochdale Borough's local plan will need to be consistent with it and neighbourhood plans will need to be in general conformity with the strategic policies.
- 5.1.2 The PfE Plan is a strategic plan and it does not cover everything that Rochdale Borough's local plan would. Therefore, Rochdale Borough's Local Plan will set out more detailed policies including both strategic and non-strategic policies, as appropriate, reflecting local circumstances. Appendix A of the PfE Plan sets out the policies in the relevant adopted GM district local plans which will be replaced by the Places for Everyone Plan.
- 5.1.3 Rochdale Borough's local plan will be expected to look ahead a minimum period from its adoption, in line with national policy. In amending the plan period from 2020 to 2037 to 2022 to 2039 the PfE Plan will provide an appropriate strategic policy framework for Rochdale Borough's local plan , [providing the PfE Plan is adopted](#).

### **5.2 Background**

- 5.2.1 In 2014 the 10 Greater Manchester local authorities resolved to prepare a joint development plan, known as Greater Manchester Spatial Framework (GMSF). Following the decision of Stockport council to withdraw from the GMSF, the remaining nine GM authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) decided to progress a joint plan of the nine and this became known as "Places for Everyone" (PfE). Before "submission" the PfE Plan had been the subject of various consultations since its inception in 2014:
- November 2014 - Scope of the plan and the initial evidence base (Regulation 18 of the 2012 Regulations)
  - November 2015 - Vision, strategy and strategic growth options (Regulation 18 of the 2012 Regulations)

- October 2016 –Draft Greater Manchester Spatial Framework (Regulation 18 of the 2012 Regulations)
- The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 (GMSF 2019) (Regulation 18 of the 2012 Regulations)
- Publication version of Places for Everyone (Pre-Submission Consultation) 2021 (Regulation 19 of the 2012 Regulations)Following submission of a plan,

- 5.2.2 Full details of the consultation undertaken, the key issues raised at each stage of consultation and how these issues have been taken into account in the plan making process up until submission, are set out in the [Statement of Consultation 2022](#) which is available to view on the GMCA web site.
- 5.2.3 The PfE Plan was submitted to the to the Secretary of State on February 14, 2022, pursuant to Reg. 22 of the Local Planning Regulations ('Submission stage'). This marked the beginning of the independent examination into the plan, the final stage in the plan making process. Three Inspectors were appointed to examine whether the submitted plan met the tests of soundness defined in the National Planning Policy Framework (NPPF)<sup>1</sup> and met all the relevant legislative requirements, including the duty to co-operate<sup>2</sup>.
- 5.2.4 The public hearing sessions started at the beginning of November 2022 and sat for 12 weeks in total, including a final session at the beginning of July 2023.
- 5.2.5 The Inspectors' post hearing note [IN39](#) was published on the examination website on 11th August 2023, setting out their conclusions on the key issues of soundness and the Main Modifications that would be required to ensure the Plan was sound. A consultation on the Main Modifications was carried out for a period of 8 weeks, between 11 October and 6 December 2023. More detail on this consultation is provided in Section 5.3 below.
- 5.2.6 Having considered the consultation responses to the Main Modifications, the Inspectors' Report was published by the GMCA on behalf of the nine local authorities on 15 February 2024. The Report concludes that subject to inclusion of the Main Modifications, the Plan is sound, complies with all relevant legal requirements and provides an appropriate basis for the planning of the nine boroughs. The Inspectors are satisfied that where necessary the local planning authorities engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has been met.
- 5.2.7 It should be noted that the Council can only adopt the PfE Joint Development Plan Document if it incorporates all the Main Modifications as recommended by the independent Inspectors.

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<sup>1</sup> The tests of soundness in paragraph 35 of the NPPF require that the plan is positively prepared, justified, effective and consistent with national policy.

<sup>2</sup> Paragraph 24 of the NPPF requires that local planning authorities cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

### 5.3 PfE Proposed Modifications

5.3.1 The Inspectors' post hearing note (IN39) set out their conclusions on the key issues of soundness. In summary the Inspectors concluded that:

- No significant changes were required to the spatial strategy policies.
- No significant changes were required in relation to the scale of distribution of employment and housing.
- Exceptional circumstances case was not made for release of Green Belt sites JPA10 (Global Logistics) and JPA28 (North of Irlam Station).
- Exceptional circumstances case was not made for 31 of the 49 proposed Green Belt Additions.
- Some Modifications were required to policy wording to ensure that they were consistent, removed duplication and were therefore effective.

5.3.2 A schedule of Main Modifications was prepared and agreed with the Inspectors. A schedule of 'Additional Modifications' was also prepared. These were amendments which were not required to address issues of soundness, for example typographical issues, but were included for completeness. The Inspectors have not considered the responses to the additional modifications, this is a role for the districts and a report summarising the responses is at Appendix 3. The additional modifications (taken together) do not materially affect the policies set out in the PfE Plan if it is adopted with the Main Modifications. A composite plan was prepared which showed the Main Modifications and Additional Modifications to help people understand the proposed changes and help them to respond to the consultation.

5.3.3 The Main Modifications underwent further Sustainability Appraisal / Strategic Environmental Assessment and Habitats Regulations Assessment, which were consulted on, alongside the modifications themselves. All of the Main Modifications consultation documents are available to view on the [GMCA website](#).

5.3.4 Following approval by all nine PfE authorities, (details of the individual meetings can be found on the GMCA website), the Modifications were published for a period of public consultation which ran for 8 weeks, from 11 October – 6 December 2023. 177 representations were received in total. A list of respondents is published on the examination website (see Examination document [RMM1](#)). All of the responses are available on the [GMCA website](#).

5.3.5 A report listing all of the representations, a summary of the main issues raised and a brief response to those main issues was prepared and published on the examination website (see Examination document [RMM2](#)).

5.3.6 A 'Summary of Key Issues' report was also prepared and is available on the examination website (see Examination document [RMM3](#)). The main issues raised related to:

- Extension of the plan period
- Relationship to district local plans
- Cancellation of HS2
- Implications of proposed changes to National Planning Policy Framework
- Approach to Brownfield Land in Sustainable Development policy (JP-S1)
- Modifications to the Carbon and Energy policy (JP-S2)
- Modifications to the Affordable Housing policy (JP-H2)
- Retention of the Walshaw (JPA9) site
- Approach to streamlining allocation policies
- Inadequacy of Integrated Assessment
- Inadequacy of consultation

5.3.7 It was not considered that any new substantive issues were raised during the consultation which required further work and/or further hearing sessions, however a small number of further Main Modifications were identified which were considered necessary to make the plan sound, particularly in relation to HS2. A schedule of these further main modifications was submitted to the Inspectors and is published on the examination website (see Examination document [RMM4](#)).

## **5.4 Changes to national planning policy**

5.4.1 Following the closure of the Modifications consultation, Government published two documents which had potential implications for PfE.

5.4.2 Government published a [Written Ministerial Statement](#) (WMS) on energy efficiency on 13 December 2023, alongside a consultation on the Future Homes and Buildings Standard. It states that “the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations”. The WMS goes on to clarify that:

“Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.

- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

5.4.3 A further main modification was proposed to policy JP-S2 to reflect this statement (see Examination document RMM4).

5.4.4 A revised National Planning Policy Framework ([NPPF](#)) was published on 19 December 2023 (as amended). In terms of PfE, the most significant section is the provision in Annex 1, paragraph 230 ('transitional arrangements'):

"The policies in this Framework (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage after 19 March 2024. Plans that reach pre-submission consultation on or before this date will be examined under the relevant previous version of the Framework ...."

5.4.5 The 'pre-submission' stage referred to is the Regulation 19 or 'Publication' stage. The Publication stage consultation on the PfE plan took place in August 2021, therefore it will continue to be examined under the relevant previous version of the Framework and is unaffected by the changes in the December 2023 version in relation to plan-making.

5.4.6 Once the PfE plan is adopted, the policies in NPPF December 2023 will apply until such time as it is superseded.

5.4.7 A further Main Modification was proposed in relation to Policy JP-H1 to reflect the proposed changes to the requirement for local authorities to maintain a 5 year supply of housing sites.

## **5.5 The Inspectors' Report**

5.5.1 The Inspectors' Report<sup>3</sup> was published by the GMCA on behalf of the nine local authorities on 15 February 2024. The report concludes "that all legal requirements have been met and that with the recommended main modifications set out in the Appendix the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound" (paragraph 938).

5.5.2 The main modifications can be summarised as follows:

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<sup>3</sup> Please note that PfE Plan policy and paragraph numbers referenced in the Inspectors' Report, relate to the Submission version of the Plan – Examination document reference SD1 (For reference, a schedule of current and submitted plan policy numbers is provided in Appendix 7).

- Various changes to clarify the relationship between, and relative roles of, the Plan, and individual local plans, and to clarify that the Plan does not apply to the parts of Oldham that are within the Peak District National Park.
- Extension of the plan period to look ahead to 2039 (rather than 2037), and updates to the housing and employment land supply information to 2022 (rather than 2021).
- Clarifications to spatial strategy policies JP-Strat1 to JP-Strat11 and associated diagrammatic maps, and deletion of High Crompton Broad Location from policy JP-Strat7.
- Extensive changes to the detailed wording of site allocation policies JPA1 to JPA37 to ensure they are consistent with national policy, justified, internally consistent and effective in achieving sustainable development having regard to relevant site-specific issues.
- Deletion of allocation JPA10 Global Logistics and retention of parts of the site in the Green Belt.
- Deletion of allocation JPA28 North of Irlam Station and retention of the site in the Green Belt.
- Amendments to the site boundaries of allocations JPA1.2 Simister and Bowlee; JPA3.2 Timperley Wedge; JPA14 Broadbent Moss; JPA18 South of Rosary Road; JPA26 Hazelhurst Farm; and JPA32 South of Hyde.
- Modifications to policies JP-S1 to JP-S7 to ensure consistency with national policy and effectiveness, including deletion of policy JP-S4 Resilience as it serves no decision-making purpose.
- Modifications to policies JP-J1 to JP-J4 to reflect changes to the plan period, and to remove unnecessary or inconsistent requirements.
- Clarifications to policies JP-H1 to JP-H4 relating to housing development, and changes to the approaches to phasing and five-year supply to ensure consistency with national policy and that housing needs are met as soon as possible.
- Modifications to policies JP-G1 to JP-G7 to ensure consistency with national policy and effectiveness.
- Changes to JP-G5, JP-G9, JP-C7 and relevant site allocation policies relating to the South Pennine Moors, Rochdale Canal and Manchester Mosses protected habitats having regard to the habitat regulations assessment.
- Changes to policies JP-G9 and site allocation policies relating to biodiversity including any irreplaceable habitats on sites containing peat.
- Changes to JP-G2 and site allocation policies to secure compensatory improvements to the environmental quality and accessibility of remaining Green Belt.
- Deletion of policy JP-G8 relating to green space standards.
- Deletion of policy JP-G11 relating to safeguarded land.



- Modifications to policies JP-Strat12, JP-P1 to JP-P7 to ensure consistency with national policy and effectiveness.
- Inclusion of an additional policy in chapter 10 relating to the strategic road network.
- Various changes to the transport improvements referred to in the Plan, and addition of Appendix D setting out indicative transport mitigations for each allocation.
- Deletion of 30 of the 49 Green Belt additions proposed in the Plan.
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

5.5.3 The Inspectors did not consider that the further main modification to Policy JP-S2 referred to in Section 4 above, was necessary to make the plan sound. Their reasons are set out in paragraph 721-724 of their Report

5.5.4 The Inspectors accepted the proposed further modification to Policy JP-H1 referred to in Section 4 above, and proposed some further wording to the reasoned justification. There is a typographical error in the Main Modifications schedule in relation to MM7.2 at paragraph 7.19. This should read Table 7.2 not Table 7.1.

## **5.6 Policies Map**

5.6.1 The Policies Map is not defined in legislation as a development plan document. This means it is not formally part of the PfE Plan that it is intended will be adopted, nor was it within the Planning Inspectors' remit to recommend main modifications to it. However, local planning authorities must maintain an adopted Policies Map which illustrates geographically the application of the policies in the adopted development plan.

5.6.2 When the PfE Plan was submitted for examination, the PfE authorities were required to provide a Submission Policies Map showing the changes to the adopted Policies Maps within the PfE authorities, that would result from the proposals in the submitted PfE Plan. Subsequent to this, a number of modifications to the Policies Map were proposed during the plan's examination and these were consulted upon alongside the Main and Additional Modifications.

5.6.3 The Council will adopt the Policies Map (Appendix 5) incorporating the changes in so far as they relate to Rochdale Borough Council's administrative area into the Rochdale Borough Policies Map.

## **5.7 Implications for Rochdale Council of the PfE Plan as modified**

5.7.1 Currently the development plan for Rochdale consists of Rochdale's Core Strategy (2016), 'saved' policies in the 2006 Rochdale Unitary Development Plan (UDP) and the Joint Greater Manchester Plans for Waste (2012) and Minerals (2013). The adoption of Places for Everyone Plan will provide a more up to date policy framework for both determining planning decisions, including introducing new

policies on biodiversity net gain and housing size and accessibility standards for the first time, and subsequent local plan production. PfE will replace a number of Core Strategy policies either in part or in full (these are listed in PfE Appendix A) providing in many cases a more detailed and up to date policy framework. Other than these, Rochdale's remaining plans and policies remain in force.

- 5.7.2 The most significant implications for land use within the borough are the allocations within Rochdale. There are ten allocations within the plan that relate to land within Rochdale. Three of these are cross boundary sites: JPA1.1 Northern Gateway (Heywood/Pilsworth); JPA1.2 Northern Gateway (Simister/Bowlee); and JPA2 Stakehill. Of these allocations, JPA1.1 and JPA 2 are for employment and housing whilst JPA 1.2 is a housing allocation. The remaining seven are wholly within Rochdale and are all allocations for housing. These are JPA19 Bamford/Norden; JPA20 Castleton Sidings; JPA21 Crimble Mill; JPA22 Land North of Smithy Bridge; JPA23 Newhey Quarry; JPA24 Roch Valley; and JPA25 Trows Farm.
- 5.7.3 All of the allocations apart from JPA24 and JPA25 result in the removal of land from the Green Belt. There are two additions to the Green Belt proposed in the modified plan. One of these is to west of Stakehill Industrial Estate whilst the other is a small area to west of Summit in Heywood. The overall impact of these changes is that 59.7% of the borough will remain within the Green Belt, a small reduction from the existing 62.8%.
- 5.7.4 As a strategic plan, PfE also sets out the approach to boosting economic competitiveness in the northern districts of Greater Manchester, including focusing on town centres, brownfield land regeneration and strategic improvements to transport connectivity. A key part of this is the identification of the North-East Growth Corridor focused on the M62 corridor from Junction 18 (the confluence with the M60 and M66) to Junction 21 (Milnrow), extending across parts of Bury, Rochdale and Oldham as a regionally significant area of economic and residential development.
- 5.7.5 PfE sets housing and employment requirements for the nine authorities. However, the plan only sets these down to district level for housing and Rochdale will be required to meet deliver a minimum of 10,472 additional dwellings over the 17 years 2022-2039, an annual average of 616. The allocation of sites for these, distribution across the borough and more detailed policies on affordability, tenure and size are for a local plan to determine.
- 5.7.6 The plan also provides a detailed range of policies including sustainable and resilient places, addressing climate change, providing places for job and houses, protecting landscapes, biodiversity, the Green Belt and Green Infrastructure. Policy areas also cover heritage, culture, health, education, sport and recreation, transport and public transport. Critically the plan sets out the significant role of infrastructure in delivering the strategy.
- 5.7.7 A key role of the PfE Plan is to set the policy context for future local plan development across the 9 Greater Manchester districts with its evidence base informing that process as appropriate.

## **5.8 Integrated Assessment**

- 5.8.1 The Integrated Assessment (IA) has contributed to the development of the PfE through an iterative assessment, which reviewed the draft policies and the discrete site allocations against the IA framework. This has ensured the full range of environmental impacts have been assessed and appropriate mitigation measures included, where necessary. The IA documentation can be found in documents SD8 to SD17 and MDC6 to MDC12.

## **5.9 Habitats Regulations Assessment**

- 5.9.1 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
- 5.9.2 The PfE2021 was assessed as a Plan which was considered likely to have significant effect on one or more European protected site and was therefore informed (and accompanied) by an HRA (November 2022) with mitigation measures identified as appropriate, as set out in the HRA of PfE, November 2022. The outcome of the screening assessment of the Main Modifications to the PfE was that none of them would have a Likely Significant Effect on European designated sites and therefore do not change the findings of the HRA of the PfE, November 2022.
- 5.9.3 In November 2022 the HRA concluded that traffic levels resulting from a combined impact of development proposed in both the PfE Plan and Warrington's local plan could create an adverse air quality impact on the Holcroft Moss compartment of the Manchester Mosses SAC. Consequently, air quality mitigation is proposed in both the PfE Plan and the Warrington Local Plan for the Holcroft Moss site, in the form of a developer contribution towards a Habitat Mitigation Plan and the provision of measures to reduce reliance of cars, reduce trip generation and promote ultra-low vehicle emissions. The details of the developer contribution will be set out in district supplementary planning documents following adoption of the PfE plan.
- 5.9.4 The HRA of the PfE, November 2022 also identified an adverse impact on the South Pennine Moors SAC/SPAs as a result of increased recreation pressure arising out of development levels proposed in the PfE. Consequently, the PfE Plan proposes recreation disturbance mitigation in the form of a development exclusion zone within 400m of the Moors, a requirement to assess and mitigate land for functionally linked habitats within 2.5km of the Moors and a requirement for development to provide or contribute towards the provision of Suitable Alternative Natural Greenspace and a Strategic Access, Monitoring and Management Strategy within 7km of the Moors remains a suitable mitigation package. Oldham, Rochdale and Tameside councils will set out details of the developer contribution in district supplementary planning documents.

## **5.10 Next Steps**

- 5.10.1 Subject to and following Council's decision, officers will complete the final tasks that need to be undertaken in order to meet the requirements of the relevant regulations. This includes preparing an Adoption Statement and making the following documents available on the council's website and at the Council's libraries.
- Places for Everyone Joint Development Plan Document (PfE Plan)
  - Places for Everyone Policies Map
  - Integrated Appraisal Reports (including Sustainability Appraisal Report)
  - Adoption Statement
  - Details of where the PfE Plan is available for inspection and the times at which the document can be inspected.
- 5.10.2 The Council will issue the Adoption Statement in line with the relevant regulations
- 5.10.3 In addition to these documents, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, the council will publish a Sustainability Appraisal post adoption statement, which explains how the sustainability appraisal reports undertaken at various stages during the preparation of the PfE Plan meet the requirements of these regulations.
- 5.10.4 Providing the PfE Plan is adopted it will become part of the statutory development plan for Rochdale Borough] with immediate effect. This means that it will have full weight in the determination of planning applications in Rochdale Borough. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.10.5 If the council adopts the PfE Plan, in accordance with section 113 of the Planning and Compulsory Purchase Act (2004), any person aggrieved by the adoption of the PfE Plan can only challenge this by making an application to the High Court on one of two grounds; that the PfE Plan is not within the appropriate power, i.e. any action that went further than the powers that are authorised under Part 2 of the Act, or a procedural requirement has not been complied with (these are terms cited within the Act). An application for leave to challenge must be made before the end of the period of six weeks beginning with the day after the relevant date, which for the purposes of the PfE Plan, begins on 22 March 2024 (the day after adoption of the plan comes into effect) and runs until 2 May 2024.
- 5.10.6 The High Court may make an interim order suspending the operation of the relevant development plan document or quash the plan wholly or in part. The purpose of this provision is to provide certainty as to the legal validity of the PfE Plan and to prevent later challenges.
- 5.10.7 The PfE Plan contains a monitoring framework with targets and indicators which will be used to monitor the achievement of the policies and reported on. Although the plan covers the period to 2039, in accordance with paragraph 33 of the National

Planning Policy Framework (NPPF), the policies in local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. The review process is a method to ensure that a plan and the policies within it remain effective. As explained in chapter 12 of the PfE Plan, the outcomes of PfE monitoring will form part of each PfE district's Local Plan Authority Monitoring Reports.

## **6. Finance**

- 6.1 The preparation and examination of the Places for Everyone Plan 2021 generated a revenue cost for nine local authorities. A substantial evidence base was assembled to support the plan which involved the commissioning of specialist and independent experts. Following the submission of PfE to the Secretary of State, the independent examination began. Further revenue costs associated with the examination process included the appointment of Programme Officers, the cost of the examination itself, including the procurement of the venue, Planning Inspectors and legal advice/representation. Following adoption, further costs may be incurred in relation to the monitoring of the plan and also should the decision to adopt the Plan be legally challenged.
- 6.2 These costs are funded through retained business rates and there is no further revenue or capital budget request identified.

## **7. Legal**

- 7.1 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.
- 7.2 The joint DPD was 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 its submission to the Secretary of State, the joint DPD was published and representations were invited, pursuant to Regulation 19 and Regulation 20 of the 2012 Regulations. Following Submission, the Joint DPD was subject to independent examination, as prescribed by section 20 of the Act; the modifications consultation stage which took place between October and December 2023 fell within that stage of the plan preparation process. The Inspectors issued their report on 14 February 2024 which signals the end of the examination stage. It is now the case that the nine districts now must either accept in full the recommendations in their report or reject them in full.

## **8. Human resource**

- 8.1 There are no relevant human resource considerations of this report.

## **9. Sustainability impact**

- 9.1 See section 5.8 of the report relating to the Integrated Assessment (IA)

9.2 In relation to climate change, the Places for Everyone Plan will provide the strategic planning policy framework to support the nine districts in meeting Greater Manchester's ambition to be carbon neutral by 2038.

9.3 The Places for Everyone Publication Plan 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.

## **10. Other considerations (corporate priorities, risks)**

10.1 There are no other relevant considerations of this report.

### **BACKGROUND PAPERS:**

[Report to AGMA Executive Board - December 2020](#)

[Report to AGMA Executive Board - February 2021](#)

[Report to Places for Everyone Joint Committee - July, 2021](#)

[District Governance Meetings - July 2021](#)

[Places for Everyone Submission Plan - Document SD1](#)

[Report to Cabinet - Places For Everyone Main Modifications Consultation – 2 October 2023](#)

[Places For Everyone Documentation](#)

[Places For Everyone Joint DPD Examination Website](#)

[District Governance Meetings - Sept/Oct 2023](#)

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