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Portfolio	Cabinet Member for A Thriving Economy
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Public/Private Document	Public

## Publication and Submission of the Greater Manchester Spatial Framework

### Executive Summary

1. The Greater Manchester Spatial Framework (GMSF) is a joint Development Plan Document. Following consultation on the two previous drafts in 2016 and 2019, Greater Manchester's Plan for Homes, Jobs and the Environment (the GMSF) has now progressed to the GMSF: Publication Draft 2020 (GMSF 2020).
  - 1.1 The GMSF 2020 publication version of the plan is the version that each of the Greater Manchester districts believe should be submitted to the Government for Examination.
  - 1.2 This report sets out some background information that gives an overview of what the GMSF 2020 is and why it is being produced. It gives an overview of what the GMSF 2020 is planning for across Greater Manchester and highlights the key proposals for housing, employment and infrastructure in Rochdale and the justification for the approach taken. It also describes the key benefits that the GMSF 2020 will bring to Rochdale and examines the implications of Covid-19 and the recently released Planning White Paper before setting out when and how consultation on the GMSF 2020 will take place.
  - 1.3 Member approval is sought to make the GMSF 2020 available for comment over an 8-week period and submit the GMSF 2020 for examination to the secretary of state as per the detailed recommendations below.

### Recommendation

2. That the Communities, Regeneration and Environment Overview and Scrutiny Committee note and comment on the report.
  - 2.1 It is recommended that Cabinet:

- a) Approves the GMSF: Publication Draft 2020, including strategic site allocations and green belt boundary amendments, and reference to the potential use of compulsory purchase powers to assist with site assembly, and the supporting background documents, for publication pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for a period for representations between 1<sup>st</sup> December 2020 and 26 January 2021;
- b) Recommends that Council approves the GMSF: Publication Draft 2020 for submission to the Secretary of State for examination following the period for representations;
- c) Delegates to Director of Economy authority to approve the relevant Statement of Common Ground(s) required pursuant to the National Planning Policy Framework 2019;
- d) Delegates authority to the Lead Chief Executive, Housing, Homelessness and Infrastructure, in consultation with the Portfolio Leader for Housing, Homelessness and Infrastructure to make minor or non-material amendments to the GMSF: Publication Draft 2020 and background documents prior to their publication

2.2 It is recommended that Council:

- 1. Subject to Cabinet approving the GMSF: Publication Draft 2020 and supporting background documents for publication, agrees that these documents are submitted to the Secretary of State for examination pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 following the period for representations between 1 December 2020 and 26 January 2021;
- 2. Delegates authority to the Lead Chief Executive, Housing, Homelessness and Infrastructure, in consultation with the Portfolio Leader for Housing, Homelessness and Infrastructure to approve any minor or non-material changes to the GMSF: Publication Draft 2020 and background documents following the period for representations and prior to their submission to the Secretary of State for examination.

<b>Reason for Recommendation</b>
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- 3. The GMSF 2020 is a statutory plan and requires approvals from Executive Cabinet and Full Council for the requisite stage.

## Key Points for Consideration

### 4. Background

- 4.1 Members will be aware that it is a statutory requirement for local planning authorities to have an up-to-date development plan in place that identifies land to accommodate new homes and jobs for a growing population.
- 4.2 A development plan is a document, or collection of documents, that include policies and proposals that are used as the basis for determining planning applications and which sets out a framework to allow growth and development to come forward in a planned and managed way.
- 4.3 The National Planning Policy Framework (NPPF) is clear that the planning system should be genuinely plan-led and states that local planning authorities should have a plan in place that should, as a minimum, provide for objectively assessed needs for housing and other uses. It also states that the development plan for an area should comprise a combination of strategic and non-strategic policies and states that the strategic policies can be contained in joint or individual local plans, produced by authorities working together or independently.
- 4.3 Some of the key strategic planning issues such as housing, the economy and infrastructure provision, extend across Greater Manchester (GM) and, as a result, GM districts have agreed to produce the GMSF as a single plan for the whole city region that will cover strategic planning matters. Individual district local plans will also be produced to deal with the more locally-specific and non-strategic issues.

Planning at the GM level allows for these strategic matters to be considered in a coordinated way and on a cross-boundary basis – matters that could not be effectively planned through individual district local plans.

#### **Covid-19 Implications**

- 4.4 Covid-19 has had a major impact on the way people live and work over the shorter term with a high degree of uncertainty over its impact in the long term. In response the Government has been very clear that we need to positively plan for recovery. Within this context, the need for a bold spatial plan to provide certainty and guide development, investment and infrastructure has never been stronger. Government has sent a very strong message that Covid-19 should not be a reason to delay either the preparation of statutory plans or the determination of planning applications through the publication of emergency guidance to enable local authorities to continue to exercise their planning functions in a Covid-19 compliant way. The Greater Manchester Plan for Homes, Jobs and the Environment – Greater Manchester Spatial Framework Publication Plan 2020 (GMSF 2020) is an essential building block of the city-region's long term recovery.
- 4.5 The GMSF 2020 provides an important opportunity to create the conditions for inclusive economic growth, provide opportunities for provision of much needed homes and protect and enhance the natural environment. It will

provide a platform for development that enables us to attract central government funding to deliver affordable housing and infrastructure; enable utilities to deliver their infrastructure investment; give confidence to the private sector to grow and invest in GM; provide a route by which construction can proceed, providing short term economic stimulus; and provide a mechanism for accelerating the low carbon / sustainability agenda.

- 4.6 The GMSF 2020 is being prepared jointly by the ten districts of Greater Manchester and this document will form a key part of the development plan for each GM district alongside their own individual Local Plans.
- 4.7 A meeting of the AGMA Executive Board on 30th October 2020 considered a resolution to recommend to the ten local authorities that the GMSF 2020 should be published and submitted to the Secretary of State.

## **5 GREATER MANCHESTER SPATIAL FRAMEWORK**

### **What is the Greater Manchester Spatial Framework?**

- 5.1 The GMSF is Greater Manchester's Plan for Homes, Jobs and the Environment. It provides the strategic basis for planning future growth and development in GM up to 2037. It is about providing the right homes, in the right places, for people across our city region as well as being about creating jobs and improving infrastructure to ensure the future prosperity of GM, including Rochdale. In broad terms, the GMSF 2020 sets out:
- The amount of new housing, office, industrial and warehousing development that will come forward across the 10 districts and the main areas in which this will be focused;
  - Land allocations for employment and housing outside the existing urban area;
  - The important environmental assets across the conurbation which will be protected and enhanced;
  - Strategic and thematic policies for the environment, climate change and heritage;
  - Requirements for key infrastructure, such as transport and utilities; and
  - A new Green Belt boundary for Greater Manchester.
- 5.2 Most of Rochdale's Core Strategy policies have been saved (wholly or partially) to be read in conjunction with the GMSF 2020. Any part of the policy which is not replaced will be retained and will remain part of our statutory development plan. A list of the retained Core Strategy policies is contained in Appendix 2.
- 5.3 **GMSF 2020**  
The vision is for a GM which can recover from the Covid-19 pandemic stronger and embrace the opportunities presented, for example the increase in cycling and walking and the acceleration in flexible working. There is a real opportunity to support the transition of our centres as they experience the continued (and possibly accelerated) decline in their traditional retail role. GM needs to be a place where all of our people can access the services they require through high quality digital communications. And one of the biggest

lessons of the pandemic is the importance of good quality greenspace close to where people live. This is particularly important in our densely populated and deprived neighbourhoods. Urban greenspace is under pressure and needs to be protected and enhanced wherever possible.

### **Spatial Strategy**

- 5.4 The GMSF 2020 spatial strategy seeks to deliver sustainable, inclusive growth. It has 3 key spatial elements;
- Significant growth in jobs and housing at the core – continuing development in the ‘core growth area’ encompassing the city centre and beyond to the Etihad in the east, through to the Quays, Trafford Park and Port Salford in the west. The majority of commercial employment growth is proposed in this area and almost 40% of overall housing supply is found here and in the wards immediately surrounding it.
  - Boosting the competitiveness of the northern districts – provision of significant new employment opportunities and supporting infrastructure and a commitment that collectively the northern districts meet their own local housing need. For example through the M62 North East Growth Corridor.
  - Sustaining the competitiveness of the southern districts – supporting key economic drivers, for example around Wythenshawe hospital and the Airport, Stockport Town Centre (including the Mayoral Development Corporation), realising the opportunities offered by national infrastructure investment, e.g. HS2, whilst recognising the important green infrastructure assets in the area.

### **Jobs**

- 5.5 Economic growth is central to the overall strategy for GM. It will be essential to raising incomes, improving health and quality of life, and providing the finances to deliver better infrastructure, services and facilities.
- 5.6 GM has the opportunity to lead with the ‘levelling up’ agenda helping to deliver a more successful North of England and aiding the long-term economic success of the country as a whole.
- 5.7 As such, the GMSF 2020 supports high levels of economic growth across GM and seeks to put in place the measures that will enable such growth to continue in the even longer-term. However, delivering these high levels of growth means that Greater Manchester will need to continue to invest in the sites and critical infrastructure that will make it an even more attractive place for businesses to invest, bringing high-value, well paid jobs, to the city region, and supporting the continued progress towards a low-carbon economy.
- 5.8 In pursuit of this, the GMSF 2020 proposes at least 2,460,000 sq.m. of new office floorspace and at least 4,220,000 sq.m. of industrial and warehousing floorspace across GM over the plan period.

## **Homes**

- 5.9 Government has introduced a standard methodology for calculating local housing needs to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. If insufficient new homes are provided to meet increasing demand, then there is a risk that affordability levels will worsen and people will not have access to suitable accommodation that meets their needs. The construction of new housing is also an important part of the economy, providing large numbers of jobs and often securing the redevelopment of derelict and underused sites.
- 5.10 Applying the current methodology means that around 179,090 new homes will be required across GM over the plan period. The plan sets out GM's commitment to deliver more affordable housing - 50,000 units over the plan period, including 30,000 for social rent.

## **Environment**

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

## **Brownfield Land Preference**

- 5.14 There is a strong focus in the GMSF 2020 on directing new development towards sites within the existing urban area, which are often in sustainable locations, close to facilities and served by existing infrastructure. Maximising the use of land in the urban area reduces the need to release greenfield and Green Belt land for development.
- 5.15 The land supply identified for development in the plan is largely within the urban area:
- Offices – 99%
  - Industry and Warehousing - 47%
  - Housing – 88%

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

### **Green Belt**

- 5.17 The GMSF 2020 proposes a limited release of Green Belt for both housing and employment. The net loss of Green Belt across the whole of GM is 1,939 ha. This represents a reduction of over 60% from the 2016 GMSF. This has been achieved through:
- Reducing the number of proposed sites;
  - Reducing the extent of Green Belt release within sites;
  - Proposing a limited number of Green Belt additions (56 sites).

- 5.18 The proposals in GMSF 2020 would result in the overall extent of the GM Green Belt reducing by 3.1%. The current GM Green Belt covers almost 47% of the land area of GM, the proposals in the GMSF 2020 would reduce this by around 1.5% meaning that 45% of GM land area would be designated Green Belt.

### **Integrated Assessment**

- 5.19 As part of the development of the GMSF 2020 an Integrated Assessment (IA) has been undertaken. The IA includes elements of an Equality Impact Assessment and Health Impact Assessment as well as a Sustainability Appraisal and Strategic Environmental Assessment. This integrated approach assesses the impact of the Plan on social, economic, environmental, health and equality objectives. The IA contributes to the development of the GMSF 2020 through an iterative assessment which reviews the draft policies and site allocations against the IA framework. Stakeholder consultation is a significant part of the IA, and opinions and inputs from stakeholders have been sought on previous iterations and will be sought on the 2020 IA as part of the consultation on the Draft GMSF 2020.

## **6 KEY PROPOSALS FOR ROCHDALE**

### **Homes**

- 6.1 It is important that we plan to provide a range of new homes to accommodate the housing needs of a growing population. The GMSF 2020 will set the housing and employment land targets for each of the GM local authorities. The housing land target is set by the Government using the standard methodology for calculating Local Housing Need (LHN). The GMSF 2020 will have a start date of 2020 and the plan period will end in 2037. The total LHN for Rochdale in this period is 8,551 homes.
- 6.2 In the GMSF 2020, there is a total requirement across GM for 179,098 new homes, which is 10,534 new homes per annum. The GMSF 2020 takes the total LHN for GM and redistributes this across the 10 local authorities in

accordance with the GMSF 2020 spatial strategy. The spatial strategy seeks to focus growth in the urban core, whilst boosting the competitiveness of the northern parts of GM. Rochdale's total housing requirement in the GMSF 2020, based on this redistribution is 10,456 new homes which equates to 615 homes per annum. This means Rochdale is delivering 122% of its LHN target.

- 6.3 Historically there have been issues of economic underperformance in the north of the GM conurbation which has resulted in these districts performing poorly in comparison to districts in the south. Supporting higher levels of new housing and employment in the northern districts will assist in achieving a more balanced pattern of growth across GM and a better distribution of skilled workers to support local economies, helping to reduce disparities. The GMSF 2020 allows Rochdale to bring forward sites that will deliver strategic benefits over the longer term and will assist in rebalancing the housing market within the borough, which is heavily skewed to homes in Council Tax Bands A-C.

### Housing Land Supply

- 6.4 Rochdale's existing supply of housing sites have the capacity to accommodate around 7,997 homes comprising brownfield, 1000 homes at J19 South Heywood and other sites.
- 6.5 However, the table below shows that there simply isn't enough land within the existing urban area to enable Rochdale to meet its GMSF 2020 target.

Need/Target		Existing supply (urban area)	Shortfall
GMSF	10,455	7,997	2,458

- 6.6 The GMSF 2020 seeks to address the shortfall in the existing supply of housing by identifying additional sites outside the existing urban area including land currently designated as Protected Open Land and Green Belt. The Green Belt in Rochdale is drawn tightly around the existing urban area and, in order to meet the GMSF 2020 target, it has been necessary to consider sites that are currently designated as Green Belt.
- 6.7 The proposed allocations for housing in the GMSF 2020 are as follows:

Site	Total no. of homes
Simister/Bowlee	200
Stakehill	1,681
Bamford/Norden	450
Castleton Sidings	125
Crimble Mill	250
Land North of Smithy Bridge	300
Newhey Quarry	250
Roch Valley	200
Trows Farm	550
<b>Total</b>	<b>4,006</b>

- 6.8 These equate to a supply of 12,003 homes within the plan period and includes a buffer of approximately 15%.

### **Jobs**

- 6.9 Economic growth is central to the overall strategy for GM. It will be essential to raising incomes, improving health and quality of life, and providing the finances to deliver better infrastructure, services and facilities.
- 6.10 Over recent years, the northern areas of GM, including Rochdale, have seen relatively low levels of growth overall compared to other parts of the city region, and this is forecast to continue. In Rochdale, a major contributing factor to this has been an inadequate supply of employment land which has undoubtedly held back the Borough's economy due to the lack of opportunities for attracting new inward investment and for the Borough's existing businesses to grow.
- 6.11 If these disparities between the northern and southern areas increase, this will be harmful not only to the prospects for the north but also to those of GM as a whole. As a result, a key aim of the GMSF 2020 is to significantly boost the competitiveness of and economic output from the northern parts of GM to deliver more balanced and inclusive growth across the sub-region.
- 6.12 To help achieve this aim, the GMSF 2020 identifies a key proposal for employment-led development at the Northern Gateway (Heywood/Pilsworth) which is currently designated as Green Belt and straddles Rochdale and Bury to the north of the M62 and to the east of the M66.
- 6.13 This site is of national significance and has the potential to deliver transformational economic benefits. It is estimated that the full development of this site could generate 1.2 million square metres of employment floorspace (including an Advanced Manufacturing Park), creating new job opportunities that would be highly accessible to Rochdale residents. It is also proposed to expand the existing Stakehill Industrial Estate (GM2).

### **Green Belt**

- 6.14 The sites in Rochdale that have been proposed for employment and housing development in the GMSF 2020 have evolved as the GMSF has progressed through its various stages of preparation. Some of these changes to the sites have been made to reflect new and updated evidence and public views expressed in response to consultation on the previous drafts.
- 6.15 The changes have resulted in a reduction in the proposed net loss of Green Belt in the current GMSF 2020 compared to what was originally proposed in the first draft in 2016 and what was subsequently proposed in the revised draft in 2019.
- 6.16 These changes include the removal of the site at Kingsway South, a significant reduction in the amount of Green Belt lost on Simister/Bowlee, amendments to GM2 Stakehill and a number of new additions to the Green Belt.

- 6.17 These amendments mean that the GMSF 2020 is now proposing a net loss of 382 hectares (2.5%) of the Borough's Green Belt.

### **Evidence Base**

- 6.18 Since the close of the 2019 consultation, further evidence base work has been completed to review and support the GMSF 2020 policies and strategic allocations. Appendix 1 lists the background papers which have informed the plan and which will be made available in advance of the formal consultation start on 1 December. This evidence base remains draft until all 10 councils have approved the GMSF 2020 for Publication, as any potential changes that might be agreed during the approval process may require some changes to the evidence.
- 6.19 One key supporting document will be a strategic Statement of Common Ground. This will set out the key matters between the ten local authorities agreeing on the distribution and quantum of development contained in the Publication Plan. It will also deal with any matters with other organisations that require to be agreed to enable the Publication Plan to be submitted next year. There may be a need for additional Statements of Common Ground to deal with specific matters linked to the proposed site allocations and these will be the responsibility of the relevant local authority to draw up if required.

### **Supporting Infrastructure and Delivery**

- 6.20 The GMSF 2020 identifies a range of physical and social infrastructure interventions that will be required to support the new development proposals. These infrastructure requirements will be embedded within the statutory planning policies contained in the GMSF 2020 and any planning applications for development on these sites will need to be in line with these policy requirements for them to be approved. Planning conditions and legal agreements will ensure that the necessary infrastructure is delivered at an appropriate stage in the development process.
- 6.21 Since the last consultation in 2019 Rochdale has secured millions of pounds in external funding to support major infrastructure improvements across the borough. Many of these will support the developments proposed in the GMSF 2020 and include:
- £23 million for the delivery of a new link road at Heywood, just off junction 19 of the M62
  - £3.5 million for the delivery of a new loop road within Kingsway Business Park
  - £11.5 million for the construction of a brand new cycle lane between Castleton and Rochdale town centre
  - £500,000 to further develop proposals to extend the tram network to Heywood
  - Almost £30 million of government funding has been committed for major flood defence schemes across the borough to protect homes, business and infrastructure
- 6.22 The 2040 vision and associated local delivery implementation plan are key parts of this and covered by separate reports.

### **The Planning White Paper**

- 6.23 The Government has recently announced a consultation on a package of proposals for the reform of the planning system in England these are set out in a White Paper entitled 'Planning for the Future' (August 2020).
- 6.24 The proposals set out in the White Paper have already and will be likely to continue to face considerable scrutiny from a number of fronts, including the development industry. At the current time, therefore, there is significant uncertainty around implications of the White Paper with much of the detail still to be worked out.
- 6.25 However, it is significant that the proposals set out in the White Paper maintain the current plan-led approach to planning and that the Government has indicated that consultation on the White Paper should not delay development plans that are already in progress.

### **Consultation on Publication GMSF**

- 6.26 There have been two previous consultations on the GMSF in 2016 and 2019. We are now consulting on the Publication stage, which is the final draft of the plan and that which each of the 10 GM local authorities consider to be the final plan to be submitted to the Government.
- 6.27 It is now proposed that the GMSF 2020 should be subject to a further eight week period of consultation which is currently scheduled to be between 1 December 2020 and 26 January 2021. The GMSF 2020 and its evidence base will have been in the public domain for around four weeks before the formal consultation, allowing people to view and familiarise themselves with the content.
- 6.28 The consultation will be carried out in line with the requirements of Rochdale's Statement of Community Involvement (SCI). The government has been clear that the challenge posed by Covid-19 is not a sufficient reason to delay local plan preparation. Equally however, all members of society are required to adhere to guidance to help combat the spread of Covid-19. The guidance has implications for how the public are engaged and the ability of the districts to comply with policies including those set out in their SCI. Government issued emergency legislation to remove the need for hard copies of the plan to be available in town halls/libraries and advised local authorities to review their SCI to ensure that consultation can take place in a Covid-19 compliant way. Rochdale's SCI was revised in September 2020 and any further updates to guidance will be taken into account.
- 6.29 Government guidance also strongly encourages the use of online engagement methods. Engagement strategies are being prepared which consider a range of online tools including virtual exhibitions, digital consultations and use of social media.
- 6.30 Reasonable steps need to be taken to ensure sections of the community that don't have internet access are involved and consider alternative and creative ways to achieve this.

- 6.31 Representations on the Plan will be submitted online through the consultation portal on the GMCA website, or by email or post.

### **Next Steps**

- 6.32 Subject to approval from each of the ten Greater Manchester local authorities, the GMSF 2020 will be published for Regulation 19 consultation in December 2020 for an 8 week consultation.
- 6.33 Upon completion of the consultation, a post-consultation report will be prepared and then the GMSF 2020 will be submitted to the Secretary of State for Examination in Summer 2021. Depending on the timeframe for holding the Examination in Public, it is anticipated that the Plan will be ready for adoption sometime in 2022.
- 6.3 Ultimately, in the event of the examination concluding that the plan is sound and capable of adoption the plan would return to the 10 GM local authorities who would need to individually resolve to adopt the GMSF 2020 as part of the development plan for their district.

### **Alternatives Considered**

- 6.4 Preparing our own up to date local plan but this would make addressing strategic cross boundary issues more difficult and would exclude Rochdale from this GM plan for strategic growth.

## **Costs and Budget Summary**

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

## **Risk and Policy Implications**

8. The GMSF 2020 is a key strategic planning document that will form part of the Rochdale Local Plan. There is a requirement for the Council to keep its Development Plan documents up to date and if the GMSF 2020 is not progressed it may impact on the scope and delivery of the Rochdale Local Plan. Rochdale would have to prepare our own up to date local plan but this would make addressing strategic cross boundary issues more difficult and that and would exclude Rochdale from the this plan for strategic growth.

- 8.1 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.
- 8.2 The GMSF 2020 will be submitted to the Secretary of State for independent examination (s20 of the 2004 Act) along with the documents prescribed by Regulation 22 of the 2012 Regulations. Prior to submission to the Secretary of State, the joint DPD must be published and representations invited, pursuant to Regulation 19 and Regulation 20 of the 2012 Regulations.
- 8.3 Any equality implications of the GMSF 2020 have been assessed as part of its preparation through an Equality Impact Assessment. The GMSF 2020 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 the Equalities Impact Assessment.

<b>Consultation</b>
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7. There have been two previous consultations on the GMSF in 2016 and 2019. We are now proposing to consult on the Publication stage.
- 7.1 It is proposed that the GMSF 2020 should be subject to a further eight week period of consultation which is currently scheduled to be between 1 December 2020 and 26 January 2021. The GMSF 2020 and its evidence base will have been in the public domain for around four weeks before the formal consultation, allowing people to view and familiarise themselves with the content.
- 7.2 The consultation will be carried out in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and Rochdale’s Statement of Community Involvement (SCI).

Background Papers	Place of Inspection
8. Here you should detail any background papers –	The GMSF: Publication Draft 2020 is available to view at <a href="https://www.greatermanchester-ca.gov.uk/media/3663/221020-agma-issue-opt.pdf">https://www.greatermanchester-ca.gov.uk/media/3663/221020-agma-issue-opt.pdf</a>
	The GMSF is accompanied by a series of background documents which can be viewed at: <a href="https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/supporting-documents/">https://www.greatermanchester-ca.gov.uk/what-we-do/housing/gmsf2020/supporting-documents/</a> A list of the key background papers amongst these is set out in appendix 1 to this report.
<b>For Further Information Contact:</b>	Paul Moore, 01706 924329, <a href="mailto:paul.moore@rochdale.gov.uk">paul.moore@rochdale.gov.uk</a>

## **Appendix 1 Background Papers**

GM Strategic Housing Market Assessment  
Economic forecasting  
Employment Land Demand  
GMFM Landscape Character Assessment  
Biodiversity Net Gain  
Strategic Flood Risk Assessment level 2  
GMSF Strategic Viability Assessment  
GM allocations – Viability Assessment  
Carbon & Fracking  
Carbon & Energy Implementation  
Historic Environment  
Land supply data (housing and employment)  
Greater Manchester Transport Strategy 2040 Refresh  
Transport Locality Assessments – Introductory Note and Assessments  
Transport Strategic Modelling Technical Note  
Existing Land Supply and Transport Technical Note  
Heritage/archaeological screening assessments  
Integrated Appraisal Habitats Regulations Appraisal  
Statement of Common Ground  
Consultation report (incl SCI compliance)  
Growth and Spatial Options  
Site Selection process  
Overall Green Belt Harm Assessment  
District site specific evidence  
Evidence on allocations of land put forward by site promoters; although this evidence has been used in the preparation of the GMSF, it is not endorsed by the council in its entirety.

## Appendix 2

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

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

<b>Replaced/Partially Replaced Core Strategy Policies</b>			
CS Policy	Policy Title	Full or Partial	GMSF Replacement policy or policies
E2	Increasing jobs and prosperity	Partial	GM-P3 & P4
E4	Managing the release of land to meet future employment needs	Full	GM-P1, GM-P2, GM-P3 and GM-P4
C1	Delivering the right amount of housing in the right places	Partial	GM-H1
G1	Tackling and adapting to climate change	Full	GM-S 1, 2 and 3
G2	Energy and new development	Full	GM-S 1, 2 and 3
G3	Renewable and low carbon energy developments	Partial	GM-S 1, 2 and 3
G4	Protecting Green Belt land	Full	GM-G 10
G5	Managing protected open land	Partial	GM-G 10